



May 6, 2015

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Capital Construction Sub-Committee of Ways and Means  
Oregon Housing and Community Services Bond Package

Co-Chair Girod, Co-Chair Read, Members of the Committee:

I am writing you, on behalf of Hacienda CDC in Portland, to express my enthusiastic support for the proposal to build Oregon's future by supporting a historic investment of \$100 million for affordable homes. At Hacienda we provide homes for roughly 1600 people in our affordable housing communities, and help an additional 1500 become homeowners or retain their homes in the face of foreclosure. We see firsthand the rich benefits to both families and communities when households can obtain stable, affordable housing and truly invest in their neighborhoods.

We know that our communities can't succeed without homes. Portland is rapidly becoming unaffordable for working class families, pushing many people of color and lower income households further away from the city's amenities and employment opportunities. The affordable housing available through organizations like Hacienda and our partners is not sufficient to meet the demand, and we are leaving many families to suffer amid uncertainty and frequent moves. This makes it difficult for school-aged youth to succeed in school, and for parents to consistently retain employment.

We can help solve this problem by building homes affordable to families with low incomes. In the process we can strengthen Portland's communities and boost local economies. The proposed \$100 million housing development bond package will allow us, as a housing developer, to be innovative, flexible and sensitive to our community needs. Statewide, the funds will build an estimated 3,000 to 4,000 new homes, which could affordably house 12,000 to 16,000 people. We look forward to seeing the impact we could have here in Portland.

My organization, and my community, like dozens of communities throughout the state, is ready to unleash the ingenuity, innovation and hard work that has defined Oregon for centuries. We can choose to invest in people and create a better future for the next generation. We urge your careful consideration of, and support for, this proposed historic investment in homes for Oregon.

Thank you for your service.

Sincerely,

Victor Merced  
Executive Director, Hacienda CDC

