

Capital Construction Sub-Committee of Ways and Means
Lottery-Backed Bonds for Preservation
Co-Chair Girod, Co-Chair Read, Members of the Committee:

I am Chuck Robbins, Executive Director of The Housing Authority of Clackamas County, located in Oregon City. I am writing to express my enthusiastic support for the \$20 Million lottery-backed Bonding proposal to preserve currently affordable homes.

We know that our communities can't succeed without homes. However, we are at risk of decreasing the number of homes affordable to people with low incomes. Across the state thousands of people with extremely low incomes (less than \$10,000 a year) live in homes with federal rent subsidies and in manufactured home parks which are at risk of conversion to market rate.

The proposed \$20 Million will allow the public-private partnership of the Oregon Housing Preservation Project (OHPP) to continue on its success helping families, seniors, and people with disabilities living on very low incomes stay in their homes and in their communities.

Members of my community are struggling to pay for rent and have money left for basic necessities like food and medicine. Lack of affordable housing option is a primary cause of homelessness. Based on a recent county, Clackamas County has an estimated 2,196 homeless; half of those are children under the age of 18. Additionally, in the last year the Housing Authority of Clackamas County had to increase search time on their vouchers from 60 days to 120 days as there is such a low stock of affordable units. Families are taking much longer to find available units. Clackamas County has a severely low inventory of affordable housing, with less than .5% vacancy rate in affordable housing and a 3% vacancy rate over all. Additionally, HACC has experienced a doubling of turnbacks on their vouchers (families end up losing the voucher because they cannot locate housing) so the average turnback of 7% has increased to 14% in the last 8 months and is expected to continue climbing if the inventory of affordable housing does not improve.

We cannot afford to lose this precious resource and risk displacement of our neighbors. This proven public-private partnership can save these homes and leverage private and federal resources with the investment of Lottery Backed Bonds.

We urge your careful consideration of, and support for continuing this investment and ensuring our most vulnerable community members continue to have a safe, stable, affordable place to call home.

Thank you for your service.

Sincerely,



Chuck Robbins