



HACSA

Housing And Community Services Agency of Lane County
177 Day Island Road, Eugene, OR 97401-2484



(541) 682-3755 | Fax (541) 682-3411 | TTY (541) 682-3412 | www.hacsa.org

May 14, 2015

Joint Subcommittee on Capital Construction
Salem, Oregon
Attn: Senator Girod and Representative Read

Re: Lottery Backed Bonds for Preservation

Dear Senator Girod, Representative Read and members of the Joint Capital Construction Subcommittee,

Housing And Community Services Agency of Lane County (HACSA) would like to voice its strong support for the \$20 million request for lottery backed bond funds for preservation transactions. As you may know, these funds can be used to help preserve three types of housing: HUD and Rural Development Assisted properties, manufactured housing communities and public housing.

HACSA's portfolio is a great example of what is happening throughout the state. HACSA has a Public Housing portfolio that totals 708 units. Sixty Five percent of these units are over 50 years old and most of the remainder are over 30 years old. Due to the age of these buildings, we are experiencing the need for significant expenditures for building envelope and site rehabilitation, heating system upgrades, and kitchen and bathroom upgrades. Based on a capital needs assessment performed in 2008, HACSA estimates that the portfolio has over thirty million in deferred capital projects. Similarly, projects constructed with HUD and Rural Development (RD) funds are aging without necessary capital to provide the major improvements needed to provide clean and safe housing.

Even though HACSA is planning ahead, the needs of this portfolio far exceed the resources we are receiving. As you know there is a dire shortage of good, affordable housing for many Oregonians. The lottery backed bonds you are considering are sorely needed in Lane County and in communities throughout the state. With your help, we can make efficient use of these dollars to help preserve past state and federal investments we have made in affordable housing in Oregon.

Thank you for your time and consideration.

Jacob Fox
Deputy Executive Director, HACSA