



HACSA

Housing And Community Services Agency of Lane County
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February 11, 2016

Capital Construction Sub-Committee of Ways and Means

HB 5203: Dedicate Lottery-Backed Bonds for Preservation of Existing Affordable Housing

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

Housing and Community Services Agency of Lane County (HACSA) provides opportunities for affordable housing to low income families, elderly citizens and persons with disabilities through numerous public and affordable housing programs as well as residents services. The Agency serves over 5000 low income households every year. On behalf of HACSA we are writing to express our enthusiastic support for the use of Lottery Backed Bonds to preserve currently affordable homes across Oregon.

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.

Allocation of Lottery Backed Bonds will allow the ongoing work of many partners in communities across the state and the public-private partnership of the Oregon Housing Preservation Project (OHPP) to continue our track record of success helping families, seniors, and people with disabilities who are living on very low incomes stay in their homes and in their communities.

The need for safe, affordable housing for low income renters in Lane County has never been greater; the high demand in the local housing market creates a dire situation. In 2014 there were 1769 people experiencing homelessness identified in the area. HACSA's waitlist are very extensive. Preservation of the opportunity for affordable and low income housing is at the core of HACSA's mission. The agency is actively monitoring its portfolio, identifying most urgent necessary rehabilitations through various physical needs assessments and envelope evaluations. HACSA just like most Housing Authorities across the country has an aging portfolio often struggling for preservation funds due to continuously decreasing federal funding.

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,

Valerie K. Warner
Deputy Director

Steve Ochs
Real Estate and Development Director