



HOUSING AUTHORITY OF LINCOLN COUNTY
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March 20, 2017

Senator Betsy Johnson, Co-Chair
Representative David Gomberg, Co-Chair
Oregon State Legislature
Joint Sub-Committee on Transportation and
Economic Development
900 Court Street, NE
Salem, OR 97301

Dear Co-Chairs Johnson and Gomberg and members of the Committee:

The Housing Authority of Lincoln County provides housing services to all of Lincoln County. We own and manage a combination of conventional HUD public housing, LIHTC tax credit properties, USDA Rural Development properties with rent subsidies, Elderly Bond funding, OAHTC funding, Trust Fund as well as administering the HUD Housing Choice Voucher Program (HCV). One reality that bridges all of our programs is there is not enough assistance to meet the overwhelming needs of the citizens of Lincoln County. At the present time while we keep our waiting lists open, all of our programs have substantial waiting lists. HALC's inventory consists of 257 physical units and 497 HCV vouchers for a total of 754 assisted households. Our waiting list for these programs is currently over-subscribed at 236% with 1,778 households on the waiting list for assistance.

Currently according to the 2010 US Census and 2014-2015 American Community Survey 47.88% of all renters in Lincoln County are rent burdened (paying more than 30% of their income for housing). This makes preservation of every existing affordable unit in the County critical. Think about that statistic, almost half the households who rent homes in Lincoln County are rent burdened. This has far reaching implications on all phases of their lives and the lives of their children.

Clearly, just preserving what we have is not enough. Affordable housing development is dependent on a complicated puzzle of funding sources to help make it affordable. In the past seven years, HALC has utilized the LIHTC credit to develop 25 new units in Yachats and USDA Rural Development Funds as well as HOME funds and trust funds to rehabilitate and preserve 44 units in Newport. These resources are scarce and getting scarcer, the competition for available funding results in some developments taking years before they can successfully obtain funds. The LIFT Program that the Oregon legislature recently funded is one of the first new resources to become available for affordable



March 20, 2017
Page 2

housing developers in a very long time. Lincoln County was fortunate to have a new development funded in the first round of LIFT funds and I am aware of several other projects that were in the pipeline that would benefit from additional LIFT funds.

It is difficult to find a new way to relay the same message. Housing is a problem and it has been steadily growing until now it has reached a critical stage. We need to marshal all the resources available to us to prioritize the preservation and creation of affordable housing throughout the State of Oregon.

The Housing Authority of Lincoln County strongly supports the Oregon Housing and Community Services Budget (HB 5012).

Sincerely,



Joanne Troy
Executive Director

