



CITY OF BEND

House Committee on Human Services and Housing
Oregon State Legislature
900 Court Street NE
Salem, OR 97301

710 NW WALL STREET

PO Box 431

BEND, OR 97709

541-388-5505 TEL

Relay Users Dial 7-1-1

541-385-6676 fax

bendoregon.gov

MAYOR

Casey Roats

MAYOR PRO TEM

Sally Russell

CITY COUNCILORS

Justin Livingston

Bill Moseley

Bruce Abernethy

Nathan Boddie

Barb Campbell

CITY MANAGER

Eric King

RE: HB 4007

Dear Chair Keny-Guyer, Vice-Chair Olson, Vice-Chair Sanchez, and Members of the Committee:

The solutions employed by existing Document Recording Fees are one of our largest assets. Deployed by our partners, these fees have been used in Bend to help families bridge the gap when their incomes won't provide enough for rent, have helped support staff educating first time home buyers on their rights and responsibilities as home owners, and have helped construct homes that give families safety, security, access to opportunity, and perhaps most important, a new hope for the future.

As Affordable Housing Manager for the City of Bend, I see every day lack of affordable housing resources affects the lives of our citizens. Although our focus is on increasing housing supply and not on direct services, during the cold weather season, I receive daily calls from those searching for housing assistance. Many have already attempted to receive assistance from our partners and have been denied due to lack of funding. These are seniors on fixed incomes, veterans, and families with small children. These are people who were forced to start again during the recession, and those who hoped that a full time job would be enough to pay rent.

The housing crisis we see every day feels particularly acute in Central Oregon, where our vacancy rate hovers near 1%, and our home prices have doubled since 2011. We know from our most recent Housing Needs Analysis that we lack 16,000 units. We also know that the shortage is unevenly concentrated in populations making less than 80% Area Median Income—about \$51,000 per year for a family of four. We also know that at any given time, fewer than 2 homes are available for purchase in the City of Bend for the same income range. With the steady

influx of above-median-wage workers, our lower income populations must compete, and often lose, to those moving in from elsewhere.

Bend has employed a variety of innovative strategies to increase the supply of affordable housing. Alas, our local solutions cannot alleviate the growing need alone. We applaud the Committee for your leadership on this issue.

We thank the Committee for considering an increase to this important source of funding for the support of the housing continuum, and eagerly await the outcome.

Sincerely,



Lynne McConnell
Affordable Housing Manager