

February 14th, 2020

To: The Joint Ways and Means Subcommittee on Capital Construction
Attention: Co-Chair Girod, Co-Chair Holvey, and Members of the Committee.

Cornerstone Community Housing is writing you today to express our support and encourage your support of HB 5201, and the Speakers request for \$50 million in General Obligation, Article XI-Q bonds to build affordable homes across Oregon (and/or) \$20 million for Lottery Bonds to maintain existing affordable homes.

Across Oregon the need for housing is overwhelming and hardworking families, seniors and children are being left behind. In Lane County, Cornerstone works to build affordable housing and provide services to limited income households and we see first-hand the impact affordable housing has on families. Cornerstone believes our **communities are stronger and more vibrant when we invest in affordable housing**. It creates economic impact associated with development and construction and the lasting influence for generations of people who benefit from having a safe place to call home.

40% of Lane County residents are considered ALICE households (Asset Limited Income Constrained Employed) and are living below the poverty line. Without your investment into housing we anticipate this number will continue growing and put thousands more at risk of becoming homeless.

Affordable housing developers across Oregon are poised and ready with community partnerships, site plans and visions, and the experience and commitment to use LIFT and Preservation funds effectively and efficiently. Each year, far more proposals for affordable housing projects that could immediately be built are denied simply because of limited funding.

We strongly encourage your support of \$50 million in LIFT funds which will allow for development of new affordable homes across Oregon (80% to affordable rental homes, 20% to affordable homes for sale). LIFT funds have funded over 2,000 affordable homes since 2015 in Oregon – from Newport to Ontario, Klamath Falls to Astoria, Roseburg, Hermiston, Eugene, Bend, Redmond, and Sisters, and everywhere in between.

We also strongly encourage your support of the Housing Alliance request for \$100 million in preservation funding to acquire manufactured home parks. Oregon needs to steward these communities for future generations without risking park closures, or rapidly rising rents. Manufactured home communities provide safe, stable, and affordable homes for members of our community. Preservation funding allows for investments into maintaining these affordable homes and ensuring they will continue to provide stability for families and individuals.

Thank you for your attention to the housing issues across Oregon and the time and service you dedicate to keeping Oregon a great place to live for everyone. Please invest in safe, stable and affordable housing so everyone has an opportunity to thrive.

Sincerely,



Darcy Phillips
Executive Director