



May 9, 2025

Co-Chairs Senator Fred Girod and Representative Rob Nosse  
Members of the Joint Subcommittee on Capital Construction  
Oregon State Legislature  
900 Court Street NE  
Salem, OR 97301

Dear Co-Chairs Girod and Nosse, and Members of the Subcommittee,

On behalf of Lane Community College, I write in strong support of the Florence/LCC Living Learning Neighborhood project and the City of Florence's request for \$5.52 million in state capital funding to construct the public infrastructure needed to unlock this transformative workforce housing and educational initiative.

Lane Community College is proud to be a partner with the City of Florence in reimagining what's possible when education and housing come together to serve the community. This project is more than a development - it is a blueprint for how rural Oregon communities can create sustainable pathways to prosperity by aligning workforce housing with educational opportunity.

Located on a 10-acre parcel jointly owned by Lane Community College and the City of Florence, the Living Learning Neighborhood is poised to become a hub for healthcare workers, educators, and other essential professionals in the region. The land is already zoned for high-density residential development and can accommodate up to 250 units of much-needed workforce housing. What stands in the way is access: the property is currently landlocked, and an estimated \$6.9 million is needed to build the necessary street, water, wastewater, stormwater, and electrical infrastructure.

This request for \$5.52 million in state funding is a strategic investment in a project that will deliver long-term benefits for the Oregon Coast. With the infrastructure in place, vertical construction could begin within two years - bringing immediate and measurable impact to a region facing critical housing shortages and workforce recruitment challenges.

As president of Lane Community College, I see firsthand how deeply the lack of affordable housing affects our students, employees, and community partners. We are committed to ensuring that education remains a doorway to opportunity. But for education to be accessible, individuals must also have a stable place to live. The Living Learning Neighborhood exemplifies how postsecondary institutions can be catalysts for regional development - not only by educating the workforce, but by co-creating the environments in which that workforce can thrive.

The Florence/LCC project also complements the state's goals around rural revitalization, education access, and talent retention. It demonstrates a scalable model for public-private

partnership, community engagement, and intergovernmental cooperation. We believe it will serve as a leading example for other rural communities across Oregon.

I respectfully urge you to support this capital request and help make this vision a reality. The state's investment will be matched by local contributions and development partnerships already underway, making this a high-leverage opportunity to address one of the region's most pressing needs.

Thank you for your thoughtful consideration and for your continued leadership on behalf of Oregon's communities.

Sincerely,

Dr. Stephanie Bulger  
President  
Lane Community College