



April 19, 2019

Senator Girod and Representative Holvey, Co-Chairs
Joint Ways and Means Subcommittee on Capital Construction
900 Court St. NE
Salem, OR 97301

Co-Chairs Girod and Holvey and Members of the Committee:

The City of Eugene is writing to support HB 5030, and the Housing Alliance request for \$100 million in lottery bonds to maintain affordable homes across Oregon.

Eugene is facing several challenges related to affordable housing and seeks to work collaboratively with the State to preserve our existing affordable housing to meet a range of needs. Lottery bonds are a critical resource and tool that has directly supported Eugene residents.

Many renter households in Eugene are rent-burdened, with 58 percent paying more than 30 percent of their income and rent, and of the total, 36 percent are considered severely rent-burdened, paying more than 50 percent of their income on rent. In a recent survey to Eugene renters, over 70 percent indicated that finding their current rental home was competitive and stressful. Renters also described limited access due financial barriers and discrimination. Many indicated that they've made compromises between affordability and the quality of their housing. The loss of existing affordable housing would greatly exacerbate these challenges.

At the City of Eugene, we believe that housing gives people an opportunity to build better lives. To succeed you need a place to call home. The City has supported many projects through use of our federal entitlement dollars, property tax exemptions, and system development charge exemptions. We are creating new dedicated local resources for affordable housing through the adoption of a construction excise tax and use of general fund dollars. These resources have greater impact when we can collaborate and align with state resources to support project development.

Ya-Po-Ah Terrace is an excellent example where lottery bonds are being used in combination with other local, state, and federal funds to preserve 210 senior housing units. Thanks to this collaborative effort, this 50-year old building is now being rehabilitated and will serve many seniors in years to come. Most Ya-Po-Ah residents survive on social security income and 25 percent are veterans. They are incredibly grateful to the Legislature for your role in preserving their home and community.

Across Oregon, we have non-profit organizations and public housing authorities who are working to preserve safe, stable, and affordable homes. With additional resources, we can support more of this work.

The City of Eugene asks for your support of the Housing Alliance request for \$100 million to preserve Oregon's affordable housing. We want more of our community members to experience a safe, stable, and affordable place to call home. We look forward to further developing our partnership with the State to meet the critical housing needs of Oregon residents.

The City of Eugene full supports HB 5030 and asks that you pass it in its entirety. Thank you for your attending to HB 5030 and for your service.

Sincerely,
Submitted electronically
Stephanie A. Jennings
Grants Manager