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May 5, 2021

Joint Ways and Means Subcommittee on Capital Construction
Oregon State Legislature
900 Court Street NE
Salem, OR 97301

Co-Chair Girod, Co-Chair Holvey, and Members of the Committee

I write to you today on behalf of Rural Community Assistance Corporation (RCAC) in support of SB 5534, and the inclusion of \$100 million to preserve and maintain existing affordable in Lottery bonds.

RCAC's staff are based in Portland, Grants Pass, Veneta, Corvallis, and Rogue River. RCAC is a non-profit organization which provides technical assistance and financing to rural and Native communities for affordable housing, water and wastewater infrastructure, and community economic development. In Oregon, staff work alongside local affordable housing developers and organizations to help communities achieve their affordable housing goals.

RCAC believes that a safe and stable place to call home is a basic human need. All Oregonians need a safe, stable, and affordable place to call home. Over the years, we've built thousands of affordable apartment homes in towns and cities across Oregon. Some of these affordable apartment homes were built by private owners using resources from the federal government, including rental assistance which helps households with low incomes to pay the rent every month. In many of our smaller communities, these buildings are the only affordable apartment homes available.

These apartment homes have provided stability, safety, and affordability for area residents for the last thirty-plus years. The people who live in these homes are seniors, people experiencing disabilities, and families just starting out.

Today, we have the opportunity to reinvest in these homes and ensure they will be safe and available for the next generation. Just like schools or hospitals, affordable rental homes need regular investments to ensure they stay safe for people to live in. Our investments are needed to replace the roof, make repairs to the exterior of the buildings, or to ensure the safety and habitability of these homes for generations to come. Oregon needs to steward these aging homes for future generations without raising rents.

We know the opportunities provided by this legislation would greatly improve the much-needed investments to Oregonians across the state.

We urge your support for the inclusion of \$100 million to preserve and maintain affordable housing in communities across Oregon.

Thank you for your time and for your service to the State of Oregon.

Sincerely,



Dave Ferrier
Director of Housing Programs
Rural Community Assistance Corporation
Portland, OR