



OREGON HOUSING *and*
COMMUNITY SERVICES

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March 11, 2021

Chair Julie Fahey
House Committee on Housing
900 Court Street NE
Salem, OR 97301

Re: Support for HB 2095

Dear Chair Fahey, Vice-Chair Morgan, Vice-Chair Campos, and Members of the Committee:

Thank you for hearing testimony today on HB 2095 and the –1 amendment. This bill makes a technical fix to the Publicly Supported Housing Preservation (PuSH) Program, and increases information sharing with tenants.

A funder of regulated affordable housing, such as OHCS or public housing authorities, provide resources to housing developers or those purchasing residential property in exchange for 10-60 years of affordability which ensures rents lower than market rates. When that period expires, those homes are no longer required to follow the rent limits that keep homes affordable. The PuSH program provides an opportunity to preserve these homes as affordable. The owner is required to give two notices prior to the expiry of affordability restrictions that detail whether or not they plan to keep the homes affordable. These notices are sent to OHCS and our local government partners.

These notices provide a chance to preserve these homes as affordable, by giving OHCS the opportunity to appoint a designee to make an offer to purchase as early as 36 months prior with the owner's 1st notice or 30 months if the owner does not provide notice. This bill fixes a drafting error in HB 2002(2019 Session), confirming the timing of these notices. HB 2095 also creates an opportunity for a purchaser if the owner did not comply with the notices.

Last and certainly not least, this bill also adds another notice. HB 2095 and the –1 amendment would require owners to also notice their tenants. As you know well, any housing costs increase are stressors for many Oregonians. Requiring upfront notice will help lessen that stress and give residents time to plan. OHCS will determine what should be in that notice via rulemaking and with the consultation of our partners.

While OHCS' Affordable Rental Housing Division is funding the development of a record number of homes, we cannot lose any ground in increasing the support for safe, affordable homes during this housing crisis. HB 2095 may not be the most exciting policy bill you discuss this



session, but it is certainly impactful for those we serve. We urge your action this session to ensure availability of affordable housing.

Sincerely,
Julie Cody
Director of Affordable Rental Housing, Oregon Housing and Community Services

