

## HB 2754 STAFF MEASURE SUMMARY

### House Committee On Housing and Homelessness

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**Prepared By:** Claire Adamsick, LPRO Analyst

**Meeting Dates:** 3/2

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#### **WHAT THE MEASURE DOES:**

Prohibits landlord of formerly publicly supported housing from terminating a tenancy without cause during the first year after the property is withdrawn, defined as the “termination date.” Prohibits landlord of formerly publicly supported housing from providing rent increase notice more than once per calendar year, subject to requirements on rent increase limits. Clarifies provisions of Act apply only for residential tenancies that: include at least one tenant who is 60 years or older; existed on the termination date; and do not include any tenants receiving tenant-based federal rent subsidy payments under the Housing Choice Voucher Program. Specifies that requirements of Act continue until the tenancy for each eligible tenant has ended.

*FISCAL: May have fiscal impact, but no statement yet issued*

*REVENUE: May have revenue impact, but no statement yet issued*

#### **ISSUES DISCUSSED:**

#### **EFFECT OF AMENDMENT:**

No amendment.

#### **BACKGROUND:**

Oregon law defines publicly supported housing as multifamily rental housing developments of five or more units that receive government assistance or subsidies under a contract containing an affordability restriction, which is a limit on rent charged or use of a participating property. Oregon Housing and Community Services’ Publicly Supported Housing Preservation program was established with the intent of preserving homes as affordable beyond the expiration of a predetermined affordability period.

Owners of publicly supported housing are required to provide notice to Oregon Housing and Community Services and to local governments regarding the owner’s intent to withdraw a property from publicly supported housing at the expiration of a contract. Qualified purchasers (the department and local governments) have the first right of refusal to purchase a property that is withdrawn from publicly supported housing. In 2021, the Legislative Assembly enacted House Bill 2095, which modified notice requirements for expiring publicly supported housing properties, and increased the notification period for tenants prior to a property’s removal from publicly supported housing.

House Bill 2754 prohibits landlords of properties withdrawn from publicly supported housing from terminating a tenancy without cause or from increasing rent more than once during the first year after the property’s affordability restrictions expire. It specifies tenancies eligible for these provisions, and applies provisions until all eligible tenancies have ended.