



Wednesday, February 1, 2023

*Sheila Stiley, Board
chair – NW Coastal
Housing*

*Kymberly Horner,
Vice-chair - Portland
Community
Reinvestment Inc.*

*Rachael Duke,
Secretary -
Community Partners
for Affordable
Housing*

*Kristy Rodriguez,
Treasurer - Housing
Authority of Malheur
& Harney Counties*

*Trell Anderson –
Northwest Housing
Alternatives*

*David Brandt -
Housing Works*

*Wakan Alferes -
Homes for Good*

*Rita Grady – Polk
CDC*

*Maria Elena Guerra -
Farmworker Housing
Development Corp*

*Nkenge Harmon
Johnson – Urban
League of Portland*

*Brad Ketch –
Rockwood CDC &
Community Dev.
Corp. of Oregon*

*Erica Mills –
NeighborWorks
Umpqua*

*Shannon Vilhauer –
Habitat for Humanity
Oregon*

Representative Maxine Dexter
Chair, House Housing and Homelessness Committee
900 Court St NE, H-283
Salem, OR 97301

Chair Dexter, Co-Vice Chair Gamba, Co-Vice Chair Helfrich, and
Members of the Committee:

Housing Oregon urges you to support HB 3042 in order to improve our chances of preserving more expiring properties and preserving modest protections for residents living in properties that do convert to market.

As the membership-based statewide association of affordable housing nonprofit developers committed to serving and supporting low-income Oregonians across the housing needs spectrum – from homeless to homeowner – we hope you agree we must do all we can to preserve the affordable rental homes we already have.

Thousands of affordable apartment homes across Oregon have been built by private owners using public subsidies from both state and federal sources. These tax credits and long-term rental assistance contracts have helped many low income residents pay their rent. Owners entered into long-term use agreements that guaranteed affordability for periods up to 40 years.

Over the next 10 years, use restrictions on over 7,500 units of affordable housing will end and many properties will become unrestricted, market rate rental housing. Each year more and more low-income tenants, with few housing options, will be exposed to dramatically increased rents. Many of these properties will be preserved, but some will convert to market rate housing.

Residents of expiring publicly supported housing deserve to be notified of the impending changes in their housing situation.

HB 3042 will align the tenant notice requirement timeline with the current 30-month notice provided to the state and local government. Specifically, it will make the Notice to tenants passed during the 2021

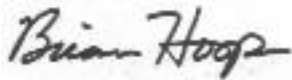
session, effective on passage of the 2023 bill. Owners will be required to inform all prospective tenants of the pending expiration prior to signing a lease or charging application-screening fees.

HB 3042 will also establish a three-year safe harbor period applicable to all withdrawing publicly supported housing. The safe harbor provision would protect residents from large increases during the transition to market rents. In addition, OHCS would be required to monitor and enforce the three-year safe harbor period and add penalties for noncompliance of notice requirements and violations of the safe harbor period rent limits.

The loss of existing publicly supported housing destabilizes our communities and impacts our most vulnerable low-income families, seniors and people living with disabilities. We urge your support of HB 3042.

Thank you very much for your consideration of our comments, and for your service to our state. You can reach me at 503-475-6056 or brian@housingoregon.org.

Sincerely,

A handwritten signature in black ink that reads "Brian Hoop". The signature is written in a cursive, slightly slanted style.

Brian Hoop
Executive Director
Housing Oregon