



February 1, 2023

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

RE: HB 3042 – Maintain Affordable Homes Across Oregon

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

I write to you today on behalf of Community Partners for Affordable Housing (CPAH) in **support of HB 3042** to improve our chances of preserving expiring affordable housing properties and provide modest protections for residents living in properties that do convert to market.

Today, Oregon faces the increasing risk of losing a substantial number of units that are affordable to Oregonians with low incomes. As publicly supported housing communities reach the end of their affordability periods, they can convert to market rate, putting tenants at risk of losing their longtime homes. Residents of publicly supported affordable housing communities - seniors, people with disabilities, and families with children - have few options in Oregon's private rental housing market.

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 we will experience more properties transitioning to market, exposing low-income tenants to dramatically increased rents.

Measures within HB 3042 are common sense provisions that will give residents the notice they deserve so they can have adequate time to find alternative housing options in the likely case that is needed. Specifically, it will align tenant notice requirements with the current 30-month notice provided to the state and local government and make the notice to tenants passed during the 2021 session effective on passage of the 2023 bill. Considering that wait lists on many affordable housing properties are 3-5 years long, this lead time is crucial for low-income residents to find new housing that they can afford.

Furthermore, HB 3042 will require owners to inform all prospective tenants of the pending expiration prior to signing a lease or charging application-screening fees. Additionally, it will establish a three-year safe harbor period applicable to all withdrawing publicly supported housing. The safe harbor provision will protect residents from large increases during the transition to market rents. Penalties for noncompliance of notice requirements and violations of the safe harbor period rent limits will be added to protect residents.

As the need for affordable housing continues to grow, preserving the existing affordable housing stock is a critical part of a holistic approach to the solutions needed to address the housing crisis. Oregon cannot afford to lose existing publicly supported affordable housing as it destabilizes our communities and impacts the most vulnerable low-income families, seniors, and people living with disabilities.



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As a community housing development organization who serves Washington County and SW Portland, CPAH is committed to preserving the properties we have and continuing to build more quality, affordable housing. We currently have ten apartment communities with four more in the pipeline, and serve 466 households, including large families and individuals who are exiting homelessness.

CPAH knows that permanent, safe, and stable housing is a platform to ensure individual, family, and community health and that a safe and stable place to call home is a basic human need.

We strongly support the passage of HB 3042 to improve our chances of preserving crucial affordable housing stock and offer residents living in properties that do covert to market some modest protections.

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

Sincerely,

A handwritten signature in black ink that reads 'Rachael Duke'. The signature is written in a cursive, flowing style with a large initial 'R'.

Rachael Duke, Executive Director
Community Partners for Affordable Housing