



February 1, 2023

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:

The Springfield Eugene Tenant Association (SETA) urges you to support HB 3042 in order keep affordable housing affordable and provide ample notices to residents of important changes to their housing situation.

SETA is a non-profit, public service organization that is dedicated to renters' rights and interests. We provide a free hotline as a community support where we presently resolve over 250 cases a month.

As renters in Springfield's McKenzie Meadows face the transition to market rate housing, it is imperative that residents are informed about changes in their housing situation. HB 3042 would ensure that residents receive advanced notice of the expiration of affordability restrictions and protect them during the transition.

This bill establishes a three-year safe harbor period for residents, during which rent increases over 5% would be subject to review and approval by Oregon Housing and Community Services. The department will also monitor compliance and enforce the safe harbor period, with the ability to assess penalties against non-compliant owners.

HB 3042 is necessary to preserve expiring properties and provide modest tenant protections, especially as use restrictions and subsidy contracts on 160 properties with over 7,500 units are set to expire in the next 10 years.

We urge you to pass HB 3042 as soon as possible and support the preservation of affordable housing in Oregon. If you have any questions or would like to connect with us, please contact tmorris@springfilddeugenetenantassociation.com or call 541-357-7331. Thank you for your consideration.

Sincerely,

Timothy Morris
Executive Director
Springfield Eugene Tenant Association.