



4/17/2023

Senator Kayse Jama
Chair, Senate Committee on Housing and Development
900 Court St NE, S-409
Salem, OR 97301

Re: Support for House Bill 3042

Dear Chair Jama and Members of the Committee:

Salem Housing Authority calls on you to support House Bill 3042, which provides transparent, timely information and protection from large rent increases for low-income renters whose homes are losing their long-term affordability restrictions.

When regulated affordable housing properties convert to market-rate, residents are placed at risk of displacement and homelessness due to rising rents that they simply cannot afford. This is all the more true if tenants do not have time to prepare. Preparation can take many forms: organizing among neighbors to find a non-profit that can preserve the building; finding a way to boost a household's income to afford a large rent increase; or moving. Any of these options takes time and significant effort. HB 3042 provides tenants 20 months' advance notice of a potentially life-changing event – the conversion of their homes to market-rate.

As a Housing Authority, many of our waitlists are closed. We do not have the ability to help find permanent resources in time. The extended notice period which is outlined in this legislation will help assist us in connecting families to resources. And will allow us to make those connections well in advance. This also provides tenants a choice of whether or not to move into the unit in the first place. They will be told that the project is expiring allowing them an opportunity to make the decision up front.

HB 3042 would allow Housing Authorities, as qualified purchasers, more time to resource grant funds and improve our competitiveness with market rate buyers who may not want to preserve the project. Currently, we are working on preservation of 336 units in Salem through this statutory process. We believe there is a way to both preserve affordable housing as well as meet investment objectives of owners through leverage of State resources.

We urge you to join Salem Housing Authority in supporting HB 3042.

Sincerely,



Jessica Blakely
Assistant Housing Administrator – Director of Development
Salem Housing Authority