



April 18, 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,

Community Partners for Affordable Housing (CPAH) urges your support for HB 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.

In addition, for existing tenants HB 3042 creates a modest protection from large rent increases for a three-year period following the expiration of affordability restrictions, requiring landlords to seek approval from OHCS for a rent increase in excess of five percent. This is a reasonable measure to ease the transition from regulated to open-market rents.

CPAH has been providing affordable housing and services to residents of Washington County and the City of Portland for 30 years. We know how the people who live in our properties struggle to make ends meet. Property wait lists are long and it can easily take three years to get into affordable housing. The additional time afforded by HB 3042 is crucial to prevent more homelessness at a time when Oregonians face an ever-growing housing affordability crisis.

CPAH urges the committee's support for HB 3042. 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' in a cursive, slightly slanted script.

Rachael Duke, Executive Director
Community Partners for Affordable Housing