



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 Action 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.

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.

Community Action has been on the frontline delivering eviction prevention funding to our Washington County community over the last three years. We've seen firsthand how important it is to keep families in their homes rather than let them fall into homelessness. Affordable housing is critically low in our community, and the last thing we need is to lose these units as we are building up our inventory. HB 3042 both gives local communities time to act to preserve affordable units and gives vulnerable tenants time to find alternative affordable housing should their homes convert to the private market.

We urge you to join Community Action in supporting HB 3042.

Sincerely,

A handwritten signature in black ink that reads "Kemp Shuey".

Kemp Shuey
Executive Director