

Submitter: Laura Gardner
On Behalf Of:
Committee: Senate Committee On Housing and Development
Measure: HB3042

4/18/2023

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:

ACCESS Center for Community Resilience (CCR) Program calls on you to support House Bill 3042.

This bill provides transparent, timely information and protection from large rent increases for low-income households 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 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.

As a community action agency that has served a community devastated by the loss of naturally occurring affordable housing, we can confirm that the effects of such a loss are long-lasting, and difficult to recover from. We are serving a community that lost hundreds of affordable homes in the wildfires of 2020. The challenges that came with recovery were made most difficult by the sudden increases in rent costs and the

inability to gain affordable housing as the costs kept rising. There is no bigger challenge to housing stability than unaffordable rents, and inadequate time to prepare for such a change.

We urge you to join us in supporting HB 3042.