



House Housing and Homelessness Committee  
900 Court St NE  
Salem, OR 97301

February 6th, 2024

Chair Dexter, Vice-Chairs Gamba and Breese-Iverson, and members of the Committee,

SETA is a non-profit, public service organization dedicated to renters' rights and interests. We provide free community resources, including our free Tenant Hotline, and we directly serve about 250 renter households every month through combinations of several programs.

**SETA urges you to SUPPORT HB 4099.** This bill establishes the Municipal Development Protection Fund and encourages cities to allow deferrals of system development charges.

As tenant advocates we are passionately in support of measures to increase housing supply, especially at the lower income levels. In any given month, approximately 80% of callers to our Tenant Hotline fall below or very close to the federal poverty line. The lack of housing these people can afford is often forcing them to tolerate conditions that should be unacceptable. From a black mold infestation, to broken-in windows, to prolonged lack of hot water, we have heard of far too many incidents just in the past several months wherein a tenant was forced to live in substandard and inhumane conditions merely because they had no other housing options they could afford.

We believe HB 4099 will lower the cost to build housing in communities that engage with the Municipal Development Protection Fund and thereby result in more housing production. **Should this legislation be passed into law, we plan to engage with our local jurisdictions and encourage them to make use of the new program.**

If you'd like to connect with me, please reach out to [tmorris@springfieldeugenetenantassociation.com](mailto:tmorris@springfieldeugenetenantassociation.com). Thank you for your consideration.

Sincerely,

---

Timothy Morris  
Executive Director  
Springfield Eugene Tenant Association