February 2, 2023

Representative Maxine Dexter
Chair, House Committee on Housing and Homelessness
900 Court St NE, H-283
Salem, OR 97301

Re: Support for House Bill 3042

Dear Chair Dexter and Members of the Committee:

The Oregon Housing Alliance urges your support of 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.

Our coalition of some 100 members includes local jurisdictions, grassroots community groups, and housing developers and providers from across the state. From these various positions within Oregon's affordable housing landscape, our members have identified HB 3042 as a priority for the 2023 legislature.

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 simply provides tenants the same advance notice of a potentially life-changing event – the conversion of their homes to market-rate – as local jurisdictions already receive.

In addition, HB 3042 creates a modest protection for existing tenants against large rent increases over a three-year period following the expiration of affordability restrictions. This is a reasonable measure to ease the transition from regulated to open-market rents.

We urge you to join the Oregon Housing Alliance in prioritizing passage of HB 3042.

Sincerely,

Cameron Herrington
Director of Policy and Advocacy
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