



April 17, 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:

Bienestar urges 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 an appropriate amount of time to prepare for the market-rate conversion. 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.

As an owner of several properties in USDA's Rural Development Multi-family housing program, we are particularly aware of the potential impact of a sudden market rate conversion to low-income farmworkers, whose properties were sometimes built decades ago in rural areas that have slowly been absorbed into the Metro Portland area, where rent increases outpace often outpace the rest of the state.

We urge you to support HB 3042.

Bienestar builds housing, hope, and community for the wellbeing of Latinxs, immigrants, and all families in need

Sincerely,

A handwritten signature in black ink that reads "Nathan Teske". The signature is fluid and cursive, with "Nathan" on the first line and "Teske" on the second line, which ends in a flourish.

Nathan Teske
Executive Director

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