



April 22, 2021

Public Testimony
Senate Housing and Development Committee
Support for HB 2095

Good afternoon Chair Jama, Vice-Chair Linthicum, and members of the Committee. My name is Rob Prasch, I am the Preservation Director with the Network for Oregon Affordable Housing. As NOAH's Preservation Director I facilitate the Oregon Housing Preservation Project, which is a collaborative initiative dedicated to preserving our state's affordable housing.

I'm testifying today in support for HB 2095 which proposes several technical changes to align the timing of Notices required under Oregon's preservation statute. Those are smart and needed changes which if approved, will improve the process.

My main interest in being here today though, is to highlight the provision in the bill that requires notice to residents when the use restrictions on an affordable housing project are expiring. Currently, owners of publicly supported housing with expiring use restrictions are required to submit notices of expiration to the state and local government. However, the people most affected by the expiration of affordability, the residents, are not entitled to any notice.

Imagine your shock, if one day you learned, the affordable home you've lived in for many years, is suddenly, and without any advance notice, converting to market rate housing. That's exactly what happened last December 31st at several Oregon Low Income Housing Tax Credit properties. And, it will happen with increasing frequency as rent restricted properties begin to mature. According to OHCS, over the next 10 years well over 6,000 affordable homes in properties across the state have use restrictions expiring between 2021 and 2029.

Providing a notice of expiration to residents of affordable housing is common sense. It will give residents time to plan for the approaching changes impacting their housing. Leaving residents of affected properties out of the Notice process, was an oversight in the drafting of HB 2002 in 2017. That oversight can be corrected by passage of this bill.

I urge your support of House Bill 2095. Thank you.

Rob Prasch, Preservation Director

A handwritten signature in blue ink, appearing to read "R. Prasch".

Network for Oregon Affordable Housing