



HOUSING SENIORS | CREATING HOPE | PILOTING CHANGE

February 3, 2023

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

RE: Support for HB 3042

Chair Dexter, Co-Vice Chair Gamba, Co-Vice Chair Helfrich, and Members of the Committee:

Thank you for the opportunity to share testimony, on behalf of Northwest Pilot Project, in strong support of HB 3042 which provides protections from large rent increases, and transparency on expiration timelines for low-income renters whose homes are losing their long term affordability restrictions.

Northwest Pilot Project (NWPP) is a social service agency with over five decades of experience in providing housing stabilization services to older adults experiencing or at risk of homelessness in Multnomah County.

Over the next 10 years, the affordability restrictions on 7,500 units of affordable rental housing will expire, threatening the security of countless seniors on fixed incomes who will have few other housing options affordable to them in Oregon's private rental market. HB 3042 will provide residents of expiring affordable housing with the notice they require and deserve in order to have adequate time to find alternative housing options. Specifically, it will align tenant notice requirements with the current 30-month notice provided to the state and local government. Considering that wait lists on many subsidized housing properties are 3-5 years long, this lead time is crucial for low-income residents, especially older adults who often need additional support and accommodations to find new housing that they can afford.

As a member of the Oregon Housing Alliance (OHA), NWPP supports OHA's prioritization of HB 3042 as a "reasonable measure to ease the transition from regulated to open-market rents." We thank you for your time and thoughtful consideration of this bill.

Sincerely,

Laura Golino de Lovato
Executive Director
Northwest Pilot Project