



# community alliance of tenants

Wednesday, February 1, 2023

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

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

Community Alliance of Tenants urges you to support HB 3042 in order to improve our chances of preserving more expiring properties and preserving modest protections for residents living in properties that do convert to market. As the membership-based statewide association of tenants, we educate and empower tenants to demand safe, stable, and affordable rental homes. We believe that housing is the basis of a strong community. So we bring tenants together to organize and collectively advocate for fair and equal protections in housing practices and policies.

Every day tenants call our hotline to tell us that they are putting up with substandard conditions, or are forced to pay rent hikes that they cannot afford because there is not sufficient affordable housing stock for them to move to.

We hope you agree we must do all we can to preserve the affordable rental homes we already have is an important part of the solution.

Thousands of affordable apartment homes across Oregon have been built by private owners using public subsidies from both state and federal sources. These tax credits and long-term rental assistance contracts have helped many low income residents pay their rent. Owners entered into long-term use agreements that guaranteed affordability for periods up to 40 years. Over the next 10 years, use restrictions on over 7,500 units of affordable housing will end and many properties will become unrestricted, market rate rental housing. Each year more and more low-income tenants, with few housing options, will be exposed to dramatically increased rents. Many of these properties will be preserved, but some will convert to market rate housing.

Residents have come to us to tell us how they were blindsided by the loss of affordability protections because no one notified them in order to prepare.

Residents of expiring publicly supported housing deserve to be notified of the impending changes in their housing situation. HB 3042 will align the tenant notice requirement timeline with the current 30-month notice provided to the state and local government. Specifically, it will make the Notice to tenants passed during the 2021 session, effective on passage of the 2023 bill. Owners will be required to inform all prospective tenants of the pending expiration prior to signing a lease or charging application-screening fees. HB 3042 will also establish a three-year safe harbor period applicable to all withdrawing publicly supported housing.



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The safe harbor provision would protect residents from large increases during the transition to market rents. In addition, OHCS would be required to monitor and enforce the three-year safe harbor period and add penalties for noncompliance of notice requirements and violations of the safe harbor period rent limits.

The loss of existing publicly supported housing destabilizes our communities and impacts our most vulnerable low-income families, seniors and people living with disabilities. We urge your support of HB 3042.

Thank you very much for your consideration of our comments, and for your service to our state.

Sincerely,

Kim McCarty  
Executive Director  
Community Alliance of Tenants