



community alliance of tenants

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:

The Community Alliance of Tenants calls on 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 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 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.

The Community Alliance of Tenants is a membership-based statewide association of tenants that represents thousands of tenants throughout Oregon. We educate and empower tenants to demand safe, stable, and affordable rental homes. We believe that housing is the basis of a strong community.

When tenants contact us they tell us it takes a significant amount of time for people to find housing. Communities also need time to prepare for what may be dozens or hundreds of tenants suddenly entering the rental marketplace. Communities that are not prepared to help low-income tenants in projects that remove the affordability restrictions are at risk of visible homelessness and pressure on their social services system.

We urge you to join the Community Alliance of Tenants in supporting HB 3042.

Sincerely,

Kim McCarty
Executive Director
Community Alliance of Tenants