

COURTNEY NERON
STATE REPRESENTATIVE
DISTRICT 26



HOUSE OF REPRESENTATIVES

Testimony in Support of HB 3042

January 30th, 2023

Chair Dexter, Vice-Chairs Gamba and Helfrich, and members of the House Committee on Housing and Homelessness,

Recently, a housing complex in Tigard that, for the past 30 years, has been home for seniors living on fixed incomes, found out that the federal program that made their homes affordable had expired. Unfortunately, a few years before expiration, the original owner sold the complex to investors who plan to increase rent to market-rate by 2024. This destabilizing event deeply affects 172 residents of the Woodspring Apartments who depended on the subsidized housing to live and age in place. In the next 10 years, use restrictions on 163 apartment complexes with over 7,600 total homes will expire across Oregon.¹ We must take action to preserve our current inventory of publicly supported housing to stabilize the families and individuals who depend on this federally subsidized affordable housing.

HB 3042 helps to preserve publicly supported housing by requiring notice to tenants on changing housing situations. The bill requires a safe harbor period of three years for publicly supported housing units transferring to market rate and penalizes landlords non-compliance of notice requirements. We must do all that we can to preserve the affordable units that we have. Oregon needs additional tools and financial resources to prevent the loss of community assets like Woodsprings Apartments, and protect residents impacted when publicly supported housing converts to market.

Thank you for your consideration and for the opportunity to testify today. I urge your support for HB 3042.

Sincerely,

A handwritten signature in black ink that reads 'Courtney Neron'.

Representative Courtney Neron

House District 26

Wilsonville, including the Charbonneau district, King City, Sherwood,
Tigard/Bull Mountain, and Parrett Mountain

¹ <https://olis.oregonlegislature.gov/liz/202111/Downloads/CommitteeMeetingDocument/257882>