



April 13, 2023

Senate Committee on Housing and Development  
Oregon Legislature  
900 Court St. NE  
Salem, Oregon 97301

Dear Chair Jama and members of the Committee:

I write to you on behalf of Home Forward in strong support of House Bill 3042 A which proposes protections for tenants living in publicly supported housing with expiring affordability restrictions while increasing the likelihood of preservation for these valuable community assets. Specifically, HB 3042 A will:

1. Require owners to provide tenants with 20-month advanced notice of the expiration of the project's affordability restrictions;
2. Require owners to inform all prospective tenants of the pending expiration prior to signing a lease or charging application-screening fees; and
3. Establish a three-year safe harbor period for tenants residing in withdrawn publicly supported housing. During the safe harbor period, owners seeking rent increases over 5% for existing tenants would be required to submit a request to OHCS for review and approval. Also during this period, owners would also be limited from terminating tenants without tenant-based cause.

Home Forward is a Public Housing Authority (PHA) and the largest provider of affordable housing in the state of Oregon. We serve more than 15,500 Multnomah County low-income households by providing affordable housing, administering rent assistance, and providing supportive services. Our mission is to assure that the people of the community are housed. We own and manage over 6,500 homes throughout Multnomah County. We also provide households with services which range from housing stability to health and wellness. Meanwhile, we fund rent assistance for thousands of households residing in private unregulated housing that we do not directly oversee. We administer emergency rent assistance programs that benefit landlords and tenants alike, including Short Term Rent Assistance, the Landlord Compensation Fund, and the Landlord Guarantee Fund.

We know that both increasing the production of affordable housing and increasing renter stability are the keys to addressing our housing and homelessness crisis. The expiration of affordability requirements on formerly publicly supported housing directly undermines both of these efforts.

Over the next ten years, 7,500 units of affordable housing will face the end of their use restrictions resulting in the involuntary displacement of many of the low-income tenants unable to afford market rent for their homes. These tenants deserve advance notice of the expiring use restrictions and the extra time to locate new housing, if necessary, that a safe harbor on exorbitant rent increases provides. Not only will HB 3042 A result in a decrease in evictions for nonpayment of rent and increased renter stability, but it will increase the likelihood that some of this housing will be preserved as affordable.

For all these reasons, we see this legislation as necessary to combat the housing and homelessness crisis throughout the state. We urge you to pass HB 3042 A. Thank you for the opportunity to offer support. Please contact me at [christina.dirks@homeforward.org](mailto:christina.dirks@homeforward.org) or (503) 348-1196 regarding these comments.

Sincerely,

A handwritten signature in black ink, consisting of a stylized, cursive 'C' followed by a horizontal line that extends to the right.

Christina Dirks  
Interim Director of Policy and Planning