

Submitter: Chela Shiroma
On Behalf Of: CASA of Oregon
Committee: Senate Committee On Housing and Development
Measure: HB3042

CASA of Oregon 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.

We urge you to support HB 3042