



From the Office of Representative Courtney Neron

FOR IMMEDIATE RELEASE

July 28, 2023

Press Contact:

Pablo Nieves-Valenzuela, Pablo.Nieves@oregonlegislature.gov

Rep. Courtney Neron's Landmark Housing Protections to Preserve Affordable Housing Signed Into Law

SALEM, Ore - This week, Governor Kotek signed [House Bill 3042](#), which provides protections for Oregonians who rely on subsidized housing and incentivizes the preservation of affordable housing as federal protections expire.

“This is a huge win for communities across our state. It will stabilize thousands of individuals and families who depend on publicly supported housing to keep a roof over their head.” **said Rep Courtney Neron (D-Wilsonville)**. “Our first priority is to preserve expiring affordable housing, but when we can’t, HB 3042 will protect residents from extreme rent increases during a three year transition to market rate rents, offering stability to Oregonians and shielding them from housing insecurity or even homelessness.”

Over 160 [subsidized affordable housing complexes](#) across the state will lose their state or federal affordability protections over the next ten years. Oregon faces an urgent need to preserve affordable housing capacity and protect tenants at immediate risk of becoming homeless if their rent goes up.

As part of the state’s comprehensive work to ensure more housing, Representative Courtney Neron (D-Wilsonville) has focused on protecting the affordable housing inventory that currently exists. “As a matter of public well-being, we offer structure to preserve critically needed affordable housing inventory,” she says. Representative Neron has been tracking the issue of tenants being priced out with nowhere else to go, ever since learning about Tigard’s Woodspring Apartment Complex sale to real estate investor group Hamilton Zanze. “Without intervention, their rent would have shot up to market rate and yet the neighboring communities of King City and Sherwood do not currently have housing inventory to support the more than 140 resident seniors, many who are on fixed income.”

Representative Neron got to work advocating for solutions for the Woodspring seniors for immediate response, as well as working on policy solutions with Oregon Housing and Community Services Leadership, Oregon Housing Alliance, Network for Oregon Affordable Housing, and fellow Representatives and Senators with similarly expiring housing affordability in their districts, to ensure a solution that would prevent such destabilization from predictable rent shifts in the future.

HB 3042 is the result of those collaborations and responds to the housing crisis by

- Creating a three-year safe harbor period for renters living in units that lose their state or federal affordable housing status.
- Extending the right of first refusal period to ensure expiring properties have a greater likelihood of being passed on to owners who will keep them affordable.
- Ensuring notification to tenants and future tenants so they are made aware of future rent increases in advance of any changes.

###