

SB 973 STAFF MEASURE SUMMARY

House Committee On Housing and Homelessness

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Meeting Dates: 4/23, 4/30

WHAT THE MEASURE DOES:

The measure requires the Oregon Housing and Community Services Department to prescribe, by December 1, 2025, multilingual notice forms and obligates landlords to provide extended notice of impending affordability-restriction terminations for units ending their restrictions on or after July 1, 2028.

Detailed Summary:

- Requires a landlord, before charging a screening charge or entering into a rental agreement for a unit subject to an affordability restriction, to give the applicant a written notice—on a form prescribed by the Oregon Housing and Community Services (OHCS) Department—stating the earliest date the affordability restriction could be terminated.
- Requires OHCS to define in rule the form of each notice by December 1, 2025.
- Requires notice to include information in each of the five most commonly spoken languages in Oregon (other than English) on how to view a translation of the notice.
- Requires notice be delivered no more than 36 months (instead of 24 months) and at least 30 months (instead of 20 months) before the termination date.
- Requires that for each tenant to whom the owner fails to give notice, the owner must extend the affordability restriction until at least 30 months after the notice to the tenant was delivered, and the property owner cannot withdraw the participating property from affordability restrictions until 30 months following the delivery of notice to all tenants.
- Requires the department publish the form and translations of the forms of each notice on its website by December 1, 2025.
- Applies to all properties ending their affordability restrictions on or after July 1, 2028.
- Takes effect on 91st day follow adjournment sine die.

Fiscal impact: Has minimal fiscal impact

Revenue impact: No revenue impact

SENATE VOTE: Ayes, 26; Nays, 2; Excused, 2.

ISSUES DISCUSSED:

- Workgroup on impacts of affordability restrictions expiring
- Applications for extensions of affordability and notice to tenants timelines
- Waiting times for available affordable housing
- Conversion of properties with expiring affordability restrictions for homeownership

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

An “affordability restriction” under ORS 456.250 is a contractual limit on the rent a property owner may charge—or on how the unit may be used—at a participating property to keep it affordable for qualifying low-income tenants. That restriction ends when its term expires as specified in the contract, or if the property is withdrawn from publicly supported housing—such as through eminent domain, foreclosure, or a deed-in-lieu of foreclosure—which automatically extinguishes the restriction.