

**SB 973 STAFF MEASURE SUMMARY**  
**Senate Committee On Housing and Development**

**Carrier:** Sen. Patterson

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**Action Date:** 03/24/25

**Action:** Do pass.

**Vote:** 5-0-0-0

**Yeas:** 5 - Anderson, Broadman, Nash, Patterson, Pham

**Fiscal:** Has minimal fiscal impact

**Revenue:** No revenue impact

**Prepared By:** Kaia Maclaren, LPRO Analyst

**Meeting Dates:** 3/3, 3/24

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**WHAT THE MEASURE DOES:**

The measure requires landlords of publicly-supported housing to give written notice of ending affordability restrictions to all applicants and new tenants, and extends the minimum notice that must be provided to existing tenants. The measure directs the Housing and Community Services Department to adopt rules for the provision of, and the translation of, acceptable notice.

Detailed summary:

Requires landlords of publicly-supported affordable housing, prior to charging a screening fee or entering into a rental agreement to a new rental application, to give written notice of ending affordability restrictions and the earliest date that these restrictions could be terminated. Increases the time the notice shall be given from not more than 24 to 36 months from the date that the restriction expires, and not less than 20 to 30 months.

Requires the Housing and Community Services Department (the Department) to define in rule the form of each notice by December 1, 2025.

Requires the department publish the form and translations of the forms of each notice on its website by December 1, 2025.

Specifies that acceptable notice must also 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 on the Department's website written in each of those languages.

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.

Applies to all properties ending their affordability restrictions on or after July 1, 2028.

Takes effect on the 91st day follow adjournment sine die.

**ISSUES DISCUSSED:**

- Availability of affordable housing and demand
- Information about development affordability status
- Waitlists for affordable housing developments and housing assistance vouchers
- Local housing assistance organizations ability to plan a response to expiring affordability restrictions

**EFFECT OF AMENDMENT:**

No amendment.

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*This summary has not been adopted or officially endorsed by action of the committee.*

**BACKGROUND:**

Housing with affordability restrictions provide units to low-income tenants at below-market-rate rents, and include income limits, rent limits based on income, and affordability periods under which they are guaranteed to maintain these restrictions. These restrictions might expire for a variety of reasons: a unit or development previously maintained by an affordable-housing provider may be sold, to transferred to market rate. A development build with Low Income Housing Tax Credit (LIHTC) funds may reach its maturity in which they can transition to market-rate after a mandated period of affordability. [Oregon Housing and Community Services report](#) that 9,582 units will expire in Oregon in the next ten years, and 56,413 have affordability restrictions that are not permanent, and will expire in the future.