



**MULTIFAMILY NW**  
The Association Promoting Quality Rental Housing

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

EXECUTIVE DIRECTOR  
**Gary Fisher**  
gary@multifamilynw.org

**RE: Support for SB 973**

Feb. 26, 2025

Chair Pham, Vice Chair Anderson, Members of the Committee,

Multifamily NW supports SB 973, which improves the notification process when a unit’s affordability restrictions come to an end.

Multifamily NW is the largest association of housing providers in the state, representing nearly 300,000 units and every profession related to the industry — from property managers and owners to landscapers, maintenance professionals and screening companies. Our top priority is to collaborate with public sector leaders to identify and implement proven solutions to Oregon’s ongoing housing crisis.

This bill enhances transparency and predictability for both renters and property owners, ensuring that all parties have adequate time to plan for transitions when affordability restrictions on publicly supported housing expire.

SB 973 improves the notification process by extending the required notice period from 20 months to 30 months, ensuring that tenants have additional time to prepare for changes in their housing costs or seek alternative options if necessary. This extended notice period provides security and reduces the risk of displacement. Additionally, requiring housing providers to inform all applicants and new tenants about the potential expiration of affordability restrictions allows individuals to make more informed housing decisions before moving in — and avoids potential problems when the restrictions expire.

Importantly, this bill also maintains a clear, structured process for housing providers. A consistent timeline allows property owners to plan for financial and operational adjustments while still providing tenants with enough notice of any upcoming changes. Predictability in the housing market benefits both tenants and housing providers.

Multifamily NW supports this bill as a common-sense solution that protects housing stability without creating unnecessary burdens on housing providers. We appreciate the opportunity to provide testimony in support of SB 973 and urge your approval of this important legislation. Thank you for your time and consideration.

Sincerely,

Zach Lindahl  
Director of Government Affairs

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