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March 3, 2025

To: Senate Committee on Housing and Development

Re: Testimony in support of SB 973, SB 31 and SB 32

Dear Chair Pham, Vice-Chair Anderson, and members of the Committee,

Northwest Housing Alternatives (NHA) is a 40-year-old nonprofit, mission-oriented, community-based housing organization. On behalf of the families, seniors, veterans, people living with disabilities, and people experiencing homelessness who NHA serves, we urge you to support SB 937, SB 31 and SB 32. These three bills provide transparent information and critical protections and assistance for Oregonians who face displacement and possible homelessness because the affordability restrictions for their homes will expire.

- SB 937 requires that landlords inform applicants for affordable housing of the date when the property's affordability restrictions end. A second reminder notice will be required to all tenants 30 months in advance of the expiration date. For many families, securing affordable housing means long term stability. But most of Oregon's affordable housing is not guaranteed to be permanent. The notice SB 937 creates will give applicants the critical information they need to understand the long-term stability of their rental agreement.
- SB 31 creates a fund to mitigate the impacts of expiring affordability for tenants. These funds can be used to meet each household's specific circumstances, including for: helping offset the higher, market-rate rents at a tenant's current property; moving expenses; rental application fees; security deposit and first/last month's rent for a new home.
- SB 32 will improve public knowledge of this looming crisis by improving the OHCS preservation dashboard. The data that will be publicly reported will help legislators respond to the problem of expiring affordable housing, and will support the efforts of affordable housing providers that seek to purchase expiring properties in order to keep them affordable.

Last year NHA sheltered 351 unhoused people through its Annie Ross Housing Services program; and provided permanent housing to nearly 2,500 households across the state within our affordable housing portfolio. We know the importance of continued housing affordability for residents within our housing and those looking to enter stable housing for the first time. Together, SB 937, 31 and 32 will provide residents and the broader public with more resources to preserve housing affordability.

Thank you for your dedication and thoughtful consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Lydia Slocum".

Lydia Slocum, Senior Housing Developer