

COURTNEY NERON
STATE REPRESENTATIVE
DISTRICT 26



HOUSE OF REPRESENTATIVES
Testimony in Support of [SB 973](#)

3 March 2025

Chair Pham, Vice Chair Anderson, and Members of the Housing and Development Committee,

I write in support of SB 973, a bill that addresses **tenant rights and protections in publicly supported housing** in Oregon.

As a state, **we have an obligation to ensure that tenants in publicly supported housing are well-informed and protected**, especially as affordability restrictions and contracts approach their expiration. When tenants face uncertainty about their housing stability, they deserve transparency and the security of knowing their rights and options.

SB 973 represents a vital step in ensuring that tenants are given adequate notice of any changes to affordability restrictions. **It builds on our work in 2023 under [House Bill 3042](#)** to provide a clear process for informing tenants about the potential termination of affordability restrictions and the implications for their tenancy. This bill strengthens the requirement for property owners to provide detailed notice to tenants –both current and prospective – and gives tenants sufficient time to prepare for any potential housing changes, save up for moving costs, and rise to the top of waiting lists.

A critical element of SB 973 is the **extension of the notice period for tenants**, from 24 to 36 months, which will provide greater stability, assurance for renters, and time to plan for transition to new housing when necessary. Additionally, the inclusion of **clear instructions on how tenants can access translated notices** ensures that non-English speaking residents will not be left unaware. These provisions are essential in ensuring that all tenants, regardless of language, are adequately informed and supported.

Additionally, this bill offers housing providers a consistent timeline so they can plan for any adjustments while ensuring their tenants have enough notice for any upcoming changes. This **communication will offer stability and predictability** for both tenants and housing providers.

As we continue to address the housing crisis in Oregon, it is crucial that we consider not just the supply of affordable housing, but also how we take care of those living in, and providing, our current affordable housing units. SB 973 is a commonsense update to our publicly supported housing laws that gives tenants the **fair notice** they deserve and offers some stability to Oregonians who depend on such structures and information in order to **stay housed**.

I want to thank Sen. Patterson for her work on this and I urge the committee to **pass SB973**.

Sincerely,

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