



Senate Committee on Housing and Development
900 Court St NE
Salem, OR 97301

March 3rd, 2025

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

SETA is a non-profit, public service organization dedicated to renters' rights and interests. We provide free community resources, including our free Tenant Hotline, and we directly serve about 240 renter households every month through combinations of several programs.

SETA urges you to support SB 1095,

This bill sets out to address two major priorities in resolving Oregon's current housing crisis:

- Vacant units intentionally unoccupied which are owned and purchased by out-of-state corporations with the exclusive intent to profit from Oregon's lack of housing
- Providing additional funding for moderate income housing development, 80% - 130% AMI, a subsection of our community desperately in need of more support.

This bill simply allows localities more levers of control in their own housing development. SB 1095 is one more tool in the toolbox to achieve higher rates of development while simultaneously disincentivizing price gouging.

With the requirement of at least 180 days of vacancy before being able to be charged, this bill sends out a clear message that Oregon is serious about resolving our housing crisis.

We urge you to support 1095, as this bill provides cities and counties more options to support our lower-income communities.

If you'd like to connect with me, please reach out to tmorris@springfieldeugenetenantassociation.com. Thank you for your consideration.



Sincerely,

A handwritten signature in blue ink, which appears to read "Tim", is positioned above a horizontal line.

Timothy Morris

Executive Director

Springfield Eugene Tenant Association