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In Support of SB 973

House Committee on Housing and Homelessness

April 23, 2025

Chair Marsh, Vice-Chair Andersen, Vice-Chair Breese-Iverson, and Members of the Committee,

For the record, my name is Kevin Cronin, and I serve as the Policy and Advocacy Director at Housing Oregon. We're the statewide membership association representing Oregon's nonprofit affordable housing developers, affordable homeownership builders, public housing authorities, and homeless service providers.

We are writing in **strong support of Senate Bill 973** because it strengthens tenant notice protections when affordability restrictions are set to expire—something that's critical to ensuring housing stability for low-income Oregonians.

SB 973 does two important things:

1. **It requires landlords to disclose, up front and in writing**, whether the unit a prospective tenant is applying for has affordability restrictions that are scheduled to expire. This helps renters make informed decisions when applying for housing.

2. **It strengthens the existing timeline for notifying tenants of** affordability expiration—extending the notice period to between 30 and 36 months. This gives residents more time to plan their next steps and helps community-based organizations like ours work with tenants to preserve the affordability of their homes.

This bill creates a structured, predictable process that works for both landlords and tenants. For our members, it provides a consistent timeline that allows us to plan preservation strategies, apply for OHCS funding, and work with local governments and partners to keep these homes affordable. In many cases, our members are the ones trying to acquire these properties when private owners are ready to exit, or they are working to recapitalize aging affordable housing to keep rents low and conditions safe.

We especially appreciate the multilingual requirements in this bill. The notice requirement, available in the five most commonly spoken languages in

Oregon, is a small but meaningful step toward housing justice and equitable access to information.

SB 973 supports transparency, planning, and preservation. It aligns with how our sector already operates—and helps ensure tenants are not caught off guard by changes that could result in displacement.

We urge your support for this common-sense legislation.

Thank you for the opportunity to provide testimony.

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