



Re: Support for SB 973, SB 31 and SB 32

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

My name is Hannah Alzgal and I am writing on behalf of Unite Oregon - a statewide organization made up of and led by immigrants and refugees, people experiencing poverty, rural communities, and Black and Indigenous peoples. We are communities united in advancing racial justice towards shared causes, including housing.

Every year, Unite Oregon holds a summit with thousands of our members from across the state to share what barriers they're facing that prevent them from achieving safe, healthy, and stable living. For many of them, the lack of permanent affordable housing and spiking rent increases beyond the resources they have to afford it and effectively plan for have led to countless stories of their sudden displacement, housing insecurity, and homelessness. Our members are one emergency and unplanned expense away from draining whatever savings they would have been able to amass through their stagnant wages. The fees to constantly relocate and the inability to expect long-term stability in a home and community is what creates this inescapable cycle of poverty.

I am asking for your support of three bills, 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 flexibly to meet each household's own circumstances. Eligible uses

include: 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.

Again, I urge you to support SB 937, SB 31 and SB 32. Thank you for your time and consideration.

Sincerely,
Hannah Alzgal
Housing Justice Policy Coordinator
Unite Oregon
hannah@uniteoregon.org