



community alliance of tenants

March 3, 2025

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

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

The Community Alliance of Tenants believes that we need rental housing preservation and affordable rental housing production. 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.

Tenants in these buildings with expiring affordability agreements are not fully aware that their subsidy may end soon. For some this will happen within the next five years. In the already tight rental market we know that there is little room to relocate the households that will need affordable options. Having time to make these transitions is one key to success. For example, Tenants in Washington County that were made aware in advance have been able to successfully find a non-profit buyer to keep the building affordable and prevent the displacements.

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,

Kim McCarty

Executive Director
Community Alliance of Tenants
kmccarty@oregoncat.org