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**Senate Committee on Housing and Development
Testimony In Support of SB 937, SB 31 and SB 32**

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

On behalf of the Oregon Law Center (OLC), I am writing in support of SB 937, SB 31 and SB 32. These three bills provide residents of expiring affordable housing with information, critical protections and assistance. Passage of these three bills will reduce the risk of displacement and possible homelessness for residents when the affordability restrictions for their homes expire.

OLC's mission is to achieve justice for low-income communities of Oregon by providing a full range of the highest quality civil legal services. Helping families maintain safe, stable housing is a critical part of our work. Without stable housing, it is difficult or impossible to hold down a job, keep children in school, access neighborhood amenities, and stay healthy. As vacancy rates have plummeted and housing has become less and less affordable across the state, our clients have increasingly struggled to maintain stability for themselves and their children. Increasingly, low-income tenants risk homelessness as a result of any displacement from current housing.

SB 937 requires that landlords inform affordable housing applicants of the date when the property's affordability restrictions will end, so that they are aware of those limitations when deciding whether to move in. 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. SB 937 will ensure that applicants and residents receive the critical information they need to understand the limitations on the 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.

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

The Oregon Law Center's mission is to achieve justice for low-income communities in Oregon by providing a full range of the highest quality civil legal services.