



State Senator James I. Manning, Jr. Senate President Pro Tempore

District 7 • North Eugene, West Eugene, Bethel, Santa Clara, and Junction City
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To: Members of the House Committee on Housing
From: State Senator James I. Manning, Jr., Senate District 7
Date: February 1, 2022
Subject: HB 4125

Chair Fahey, Vice-Chairs Campos and Morgan, and Members of the Committee,

My name is James I. Manning, Jr., and I am the State Senator for Senate District 7, encompassing North and West Eugene, and stretching up to Junction City through the end of 2022 when my district will move south to include Veneta. I am writing to request your full support for House Bill 4125 regarding fair use of rental application fees.

By now, we know all too well that Oregonians across the state are struggling to access affordable and low-income housing, whether they are our neighbors experiencing or transitioning out of homelessness or trying to buy their first home. Today I want to highlight a particular barrier for tenants who encounter strong competition while searching for rental units that puts them into the position of needing to pay several application fees on various properties. These fees—costing up to and beyond \$200 for each adult household member when submitted to several units—are a significant burden on Oregonians.

We have to—and we can—do better for each other. This bill will increase much-needed transparency and structure to this rental application fee process for both applicants and landlords. It will help our most vulnerable, who are also often our essential and frontline workers, to find and make homes with greater ease. It provides good and clear guidance to landlords. HB 4125 will do all of this without a fiscal impact.

In a time when more than a third of Americans are unable to cover an unexpected \$400 expense¹, it just makes sense to empower Oregonians to know their rights and ensure their money is put to good and timely use. Colleagues, I urge your support on this bill, and thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "JAMES I. MANNING".

Senator James I. Manning, Jr.
Senate President Pro Tempore
Senate District 7

¹ Report on the Economic Well-Being of U.S. Households in 2020 - May 2021. Board of governors of the Federal Reserve System. (2021, May). Retrieved February 1, 2022, from <https://www.federalreserve.gov/publications/2021-economic-well-being-of-us-households-in-2020-dealing-with-unexpected-expenses.htm>