



MULTIFAMILY NW

The Association Promoting Quality Rental Housing

March 7, 2023

Oregon Senate Committee on Housing & Development
900 Court St NE
Salem, OR 97301

RE: Support for SB 1069

Chair Jama, members of the committee,

Thank you for the opportunity to comment in support of SB 1069 on behalf of Multifamily NW. This is a bipartisan bill that will have a positive impact on both renters and housing providers.

Multifamily NW is the largest association of housing providers in the state, with more than 1,000 members collectively managing more than 275,000 units throughout Oregon and southwest Washington. Our association advocates for common sense public policy with one goal in mind: Keeping Oregonians housed.

We believe that to do that, this Legislature must focus on providing permanent rent assistance to low-income Oregonians, ensuring that housing supply is aligned with our growing population, and creating a regulatory environment where housing providers can do what they do best – provide housing.

SB 1069 represents a needed change in the way housing providers and renters communicate. This proposal is a shining example of a commonsense solution to a problem experienced throughout the rental housing industry.

Currently, most renters in Oregon pay their rent via an online portal. Renters submit maintenance requests and other communiques online as well, which allows housing providers to respond as soon as possible. This bill would allow renters and housing providers to voluntarily opt into email communications and electronic refunds for security deposits.

By streamlining communications with renters, housing providers can deliver notices more efficiently without the additional time of having to physically print, post, mail, and track the status of notices and payments. Allowing security deposits and other moneys to be processed online is a logical next step and ensures that renters receive their money faster.

As evidenced by the bipartisan sponsorship of this legislation, stakeholders from across the spectrum have been involved in the development of this concept. We look forward to continuing to work with all parties to pass a bill that helps renters and housing providers.

Thank you again for the opportunity to provide our perspective.

Sincerely,

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