

Submitter: Jason Miller
On Behalf Of: Oregon Rental Housing Association
Committee: House Committee On Rules
Measure, Appointment or Topic: HB3974

Chair Bowman, Vice Chairs Drazan and Pham, and members of the committee.

My name is Jason Miller I am the Legislative Director for the Oregon Rental Housing Association, we represent primarily local independent housing providers and small management companies (Oregon Based Small Businesses)

I am writing today in opposition to HB 3974, limiting application charges will increase costs on housing providers that will be passed to all tenants. Currently Oregon based screening companies are charging \$50- \$60 for a full screening. Supporters of the bill will say you can get the necessary reports on line for less however that is not a complete screening and the money goes out of state. Many of our members do not have the capability, resources or skills necessary to perform the full screening themselves and rely on the screening companies.

Even though housing providers clearly state their criteria in the applications about 40% or more of applications are denied because of inaccurate or false information provided by applicant. The potential is there for a housing provider to screen multiple groups of applications before finding a qualified tenant, each group could have 2-10 applicants depending on the size of the home. The loss to a Housing Provider of a large home could be up to \$1200 or even more, to prepare for the loss housing providers will need to increase rents. Is it the committees goals to raise rents on Oregonians?

Similar versions of this bill were already defeated this session because it does not make sense, I urge you to do the same with this bill as it is bad for Oregon renters and Housing Providers.

Thank You
Jason Miller