

Submitter: Sol Luz
On Behalf Of:
Committee: House Committee On Rules
Measure, Appointment or Topic: HB3974

Dear Chair Bowman, Vice Chairs Drazan and Pham, and Members of the Committee,

My name is Sol, and I live in the Beaverton area, and I am member of the St Anthony Housing Justice Team, a grassroots group dedicated to championing tenant rights. I'm writing to share my experience with rental application fees and to express my strong support for HB 3974, which would cap these fees and protect renters from being exploited.

Like many families, we were recently searching for stable housing. But every time we applied, we were required to pay rental application fees for every person 18 years old and above—not per household. For our family of three, with two adults over the age of 18, we paid nearly \$500 just to apply for four different apartments. None of it was refunded. That's money we could have used for rent, groceries, or school supplies for our children. It's unjust to ask families already struggling with housing costs to pay so much just to be considered.

Moreover, there is no consistency across landlords or property managers. We were charged anywhere from \$25 to as much as \$120 per adult, depending on the property. Some landlords are kind and understanding—for example, one property near Washington Square Mall had a friendly manager who charged only \$45 for my husband since I wasn't currently working. But that kind of compassion is rare. Most landlords don't take into account that not all adults in a household are earning income.

This process should be more fair. Application fees should be charged per family or as a flat rate per application—not per adult. I urge you to support HB 3974 and protect families like mine from being priced out before we even have a chance to find a home.

Thank you for your time and for considering this bill.

Sincerely,
Sol