



MULTIFAMILY NW

The Association Promoting Quality Rental Housing

Oregon House Committee on Housing and Homelessness
900 Court St. NE
Salem Oregon 97301

EXECUTIVE DIRECTOR
Gary Fisher
gary@multifamilynw.org

RE: Concerns with HB 2967

Feb. 12, 2025

Chair Marsh, Vice Chairs Andersen and Breese-Iverson, Members of the Committee,

On behalf of Multifamily NW, I appreciate the chance to raise concerns over HB 2967 and how it would impact Oregon's rental housing market and the Oregonians who rely on it.

Multifamily NW is the largest association of housing providers in the state, representing nearly 300,000 units and every profession related to the industry — from property managers and owners to landscapers, maintenance professionals and screening companies. Our top priority is to collaborate with public sector leaders to identify and implement proven solutions to Oregon's ongoing housing crisis.

Screening applicants helps housing providers ensure a safe and stable living environment for all residents by verifying financial responsibility and rental history. It also reduces the risk of property damage, lease violations, and non-payment, supporting the long-term sustainability of rental communities.

HB 2967 unfairly prohibits applicant screening fees, forcing housing providers to absorb the costs of background and credit checks, which are essential for responsible tenant selection and property management. These screenings ensure a safe and stable rental environment that benefits all tenants.

Eliminating screening fees shifts the financial burden entirely onto housing providers, increasing operational expenses. Our members report that background and credit checks cost an average of \$50 per application. Without these fees, housing providers may struggle to cover the costs of necessary tenant screening, potentially leading to higher rents for all tenants to offset these expenses.

Additionally, without screening fees to deter frivolous applications, housing providers may experience a higher volume of unqualified applicants. This not only wastes valuable time and resources but also delays the placement of qualified renters who are seeking stable housing.

HB 2967 will add to our housing problems, not solve it. This bill would increase financial strain on housing providers, disrupt responsible property management practices, and ultimately impact the affordability of rental housing. We encourage lawmakers to pursue policies that support both housing providers and tenants without imposing undue financial burdens on one party.

Sincerely,

Zach Lindahl
Director of Government Affairs

2025 BOARD OF DIRECTORS

PRESIDENT
Andie Smith
Pacific Urban Investors

VICE PRESIDENT
Tiffany Wallace
Cushman & Wakefield

SECRETARY
Marcel Gesmundo
Andor Law

TREASURER
Jessie Dhillon
Carla Properties

IMMEDIATE PAST PRESIDENT
Josh Lloyd
Guardian Real Estate Services

DIRECTORS

Brent Ellifritz
PG Long, LLC

Brandy Guthery
Greystar

Angela Hastings
Avenue5 Residential

Michael Havlik
PSU Center for Real Estate

Tim Jellum
Mill Creek Residential

Dan Mason
MG Properties

Kimberly McCafferty
Lifetime Exteriors

Jennifer McCord
Princeton Property Management

Leilani Reyes Stone
HD Supply

Leah Sykes
Andor Law

Jennifer Wyncoop
CRMG