



TO: Senate Committee on Housing & Development

FROM: Rental Housing Alliance Oregon
Multifamily Northwest
Oregon Rental Housing Association

DATE: February 1, 2020

RE: Support for SB 1534

As the three largest landlord organizations in the state, we constantly strive to educate our members on the law, fairness, and best practices— both legal and ethical. We believe that most rental property owners operate a sound business and have good relationships with their tenants. Yet, as with all industries, there are some who aren't keeping up with the law, whose business activities are dubious, and whose overall intentions are suspect. Those landlords make all landlords look bad, so we have supported the Bureau of Labor and Industries' efforts to both educate housing providers and hold them accountable to fair housing laws.

SB 1534 allows BOLI to return to a partnership with the U.S. Department of Housing and Urban Development (HUD) to investigate certain instances of housing discrimination. It allows the state to do work that is backlogged at the federal level. While this change was set for fall 2021, this bill and corresponding allocation simply allow the improvement to happen earlier.

As Commissioner Hoyle has treated the landlord industry fairly, has prioritized cases to deal with the most egregious and blatant, and has sought to decrease litigation, we support her efforts to rebuild the relationship with HUD and improve the landlord/tenant environment in Oregon.

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