

Chair Fahey, Vice Chairs Campos, and Morgan, and members of the committee thank you for the opportunity to speak today in favor of HB 2427. For the record, my name is Tim Morris, Board President of the Springfield Eugene Tenant Association. I hope to share some background and context of what tenants are facing every day.

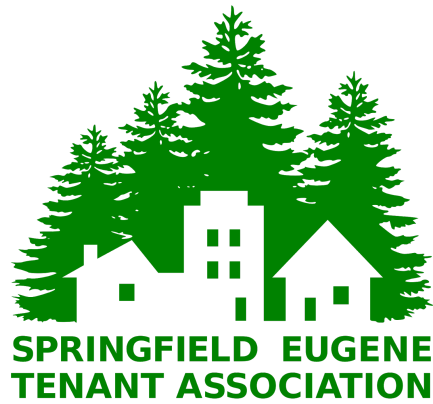
SETA is a non-profit dedicated to empowering tenants in our community. Our free Hotline educates tenants regarding their rights/protections and connects them with local resources. The data we collect with this direct connection to tenants is an invaluable tool in gleaming information on what tenants are facing every day.

34% of the calls SETA received in January were related to Rental Leases/Applications. Due to no industry standard for rental applications, tenant in our area are often unsure of what they are required to submit to landlords in order to gain housing. **We at SETA believe that providing a rental application template for our state to follow will bring a clear understanding of requirements for both landlords and tenants to follow.**

Similar to online shopping, we believe that the rental information being provided and stored by the tenant in a digital space will streamline many of the administrative processes and ensure that a fair and equitable screening of the tenant will take place.

Over 70% of the callers that SETA serves have identified themselves as low-income. Tenants are spending an exorbitant amount on application fees while submitting the same information to each new landlord. **We believe that the reduction of the application fees is a necessary change that will drastically support a renter's ability to secure affordable housing.**

On a personal note, in addition to my role at SETA, I worked for years in property management and I worked with rental applications every day. To Representative Zika's point about if Landlords would buy into this program, I can tell you with full confidence that the passage of HB 2427 will drastically reduce the administrative time both landlords and the tenants spend on the application process, that applying for a new



rental unit will be much more understandable for all parties, and application fees will no longer be a barrier to lower-income renters finding housing.

On a final note, during public testimony, it was brought forward that there may be Fair Housing Concerns having tenants treated differently by what application track they take. **We at SETA believe that there is a much stronger Fair Housing Concern by the practice of batch screening tenants and cherry-picking the “best” applications, denying any applicants a returned application fee.** With the already implemented law ORS 90.304, Statement of Reasons for Denial, we believe the passage of HB 2427 will in fact better support Fair Housing Law than current practices.

Thank you for your time.