Submitter: Josh Lloyd

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB1069

In a modern world, it makes sense to create processes that reflect the current reality that everyone is living in. There are several impacts this bill will have on communications and security deposit refunds. First and foremost, the renter will benefit. They will be able to receive communication quicker. The communication will be tracked and have an electronic trail that can be traced so that you can see where there are breakdowns in the communication process. They will also have faster access to their security deposits after they move out. They get their money faster and are able to go to their next place with closure from their previous residence.

Secondly, the housing providers will have a similar impact. They will be able to close out a move-out and get the funds to their customers quicker than before. They will also have the same digital trail that will help determine where breakdowns exist. Mail service tends to be a lot slower and mail tends to get lost or sent to incorrect addresses. Having a digital system will allow housing providers and renters the ability to track down and determine issues with communication quicker than before. Ultimately creates increased accountability.

Lastly, the environmental impact that sending out paper notices causes would be decreased. Example - Currently we have around 610,177 occupied rental units in Oregon. If 50% of these units move out annually, there will be 305,088 security deposits being refunded. Each security deposit refund consists of around 15 pages, plus or minus. This creates 4,576,327 pieces of paper to send out. At 8,333 pieces of paper per tree, this would save around 550 trees. Multiply this out by all of the other paper communication and it adds a lot more waste that can be saved by creating a digital format. This reduction would have a material impact on paper consumption.

Due to the above, I support SB 1069
Thanks,
Josh Lloyd