

Submitter: Jessica Greenlee

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB1069

Chair Jama, Vice-Chair Anderson, and Members of the Committee,

I write to you today to express strong support and appreciation for the bipartisan support for SB 1069, this effort to modernize communications will benefit both residents and housing providers alike. With improvements in technology and an increased focus on sustainability, many housing providers have already adopted policies and operational procedures that promote paperless transactions including application submission and processing, rental agreements with digital signatures, resident communication, online payments, and more, each with a rarely used but available paper alternative. Notices and refunds unfortunately have been lagging behind due to the current prescribed statutory language. Modernizing this process will allow for continuity so we can reach residents through their preferred communication method with the existing methods that both parties enjoy access to for other types of correspondence and will reduce the environmental impact from the process of physically printing, posting, and mailing notices that often get thrown away.

Most residents in rental housing currently use online tools to pay both their security deposit for move in and their rental payments. Affinity Property Management manages over 9,000 apartment homes in Oregon, with 92% of current residents enrolled in online payments and 95% enrolled to receive email and portal communication. The ability to quickly and efficiently refund the security deposits or other funds due electronically at the end of a tenancy will go along way to improving housing provider/ resident relations as the long mail delays have created frustration for both parties in recent years.

We appreciate your support of SB 1069 with a "Yes" vote and the positive outcome this will have on both housing providers and renters in Oregon.