



MULTIFAMILY NW
The Association Promoting Quality Rental Housing

Oregon House Committee on Housing & Homelessness
900 Court. St NE
Salem, OR 97301

RE: Support for HB 4063 -1

Feb. 12, 2024

Chair Dexter, members of the committee,

Thank you for the opportunity to comment in support of the proposed -1 amendment to HB 4063, which would remove the language related to delayed rent payments due to tenant medical issues. We greatly appreciate Chair Dexter's willingness to have this necessary (and complex) discussion outside the confines of a short legislative session.

Multifamily NW is the largest association of housing providers in the state, with nearly 1,000 members collectively managing more than 275,000 units throughout Oregon and southwest Washington. Our association advocates for common sense public policy with one goal in mind: Keeping Oregonians housed.

Initially, our association had several important concerns with the language in HB 4063 that would have prevented housing providers from receiving rent on time, if their tenant was experiencing hospitalization or another medical emergency.

From our experience, especially during the pandemic, many housing providers already work with residents on flexible payment options if they are experiencing hardship — however, this bill would have required the housing provider to shoulder a legal and financial burden that the resident was lawfully obligated to, without any resource for the housing provider to be made whole.

Housing providers rely on rental income to maintain properties, pay taxes, pay their employees, and cover critical expenses. When the Legislature limits their ability to operate in a predictable and cost efficient manner, it creates significant uncertainty for both provider and resident.

We believe housing providers have a responsibility to exercise empathy and understanding when it comes to medical emergencies. We also believe that they have a right to receive timely rent payments. These two statements can both be true at the same time, and we look forward to working with all stakeholders in the interim to create a fair approach to this important issue.

Thank you again for proposing the -1 amendment and the responsiveness to our concerns. We look forward to our continued collaboration in ensuring stable housing for all Oregonians.

Sincerely,

Gary Fisher
Executive Director

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