



**MULTIFAMILY NW**  
The Association Promoting Quality Rental Housing

Oregon House Committee on Housing and Homelessness  
900 Court St. NE  
Salem Oregon 97301

EXECUTIVE DIRECTOR  
**Gary Fisher**  
gary@multifamilynw.org

**RE: Concerns with HB 3521**

Feb. 13, 2025

Chair Marsh, Vice Chairs Andersen and Breese-Iverson, Members of the Committee,

On behalf of Multifamily NW, thank you for the opportunity to provide our perspective on HB 3521.

Multifamily NW is the largest association of housing providers in the state, representing nearly 300,000 units and every profession related to the industry — from property managers and owners to landscapers, maintenance professionals and screening companies. Our top priority is to collaborate with public sector leaders to identify and implement proven solutions to Oregon’s ongoing housing crisis.

This bill would unfairly penalize housing providers who are unable to execute a rental agreement after accepting a holding deposit, even for reasons outside their control.

Holding deposits serve a critical function in securing rental housing. They demonstrate a tenant’s commitment and allow housing providers to temporarily remove units from the market. If providers face financial penalties for declining an applicant due to valid concerns (or if the tenant decides not to move forward for some reason) many housing providers may reconsider accepting holding deposits or expand standard qualifications, making it harder for renters to secure housing.

When a unit is held off the market for a prospective tenant who ultimately does not move in, it can lead to lost rental income and longer vacancy periods. This impacts the overall supply of available housing, making it more difficult for other renters to find homes quickly. Housing providers must balance the need to accommodate prospective tenants with the financial sustainability of maintaining rental units.

HB 3521 also increases legal and administrative burdens, raising costs that will ultimately be passed on to renters. Oregon already has very expansive tenant protection laws, and this bill adds unnecessary financial risk to housing providers, discouraging investment in rental housing.

We urge you to oppose HB 3521 to avoid reducing housing options and increasing costs. Thank you for your time and consideration.

Sincerely,

Jonathan Clay  
Manager of Government and Public Affairs

2025 BOARD OF DIRECTORS

PRESIDENT  
Andie Smith  
Pacific Urban Investors

VICE PRESIDENT  
Tiffany Wallace  
Cushman & Wakefield

SECRETARY  
Marcel Gesmundo  
Andor Law

TREASURER  
Jessie Dhillon  
Carla Properties

IMMEDIATE PAST PRESIDENT  
Josh Lloyd  
Guardian Real Estate Services

DIRECTORS

Brent Ellifritz  
PG Long, LLC

Brandy Guthery  
Greystar

Angela Hastings  
Avenue5 Residential

Michael Haviik  
PSU Center for Real Estate

Tim Jellum  
Mill Creek Residential

Dan Mason  
MG Properties

Kimberly McCafferty  
Lifetime Exteriors

Jennifer McCord  
Princeton Property Management

Leilani Reyes Stone  
HD Supply

Leah Sykes  
Andor Law

Jennifer Wyncoop  
CRMG