



February 17, 2025

Representative Pam Marsh
Chair, House Committee on Housing and Homelessness
900 Court St NE, H-474
Salem, OR 97301

RE: Support for House Bill 3521

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

The Oregon Housing Alliance encourages you to support House Bill 3521. In a tight rental market, this common-sense legislation ensures fairness for renters when landlords choose to collect a 'hold deposit' for a unit. With so few rentals available per prospective tenant, hold deposits can help renters secure a new home. However, some unscrupulous landlords have taken advantage of this system to pressure renters into accepting units that do not meet basic health, safety and habitability standards.

HB 3521 protects prospective tenants from losing funds when landlords fail to meet their obligation to provide housing that meets habitability standards. It establishes clear standards for hold deposit agreements, ensuring tenants and landlords understand their rights and responsibilities. It discourages coercive practices by penalizing bad actors. And it encourages landlords to set lower hold deposit amounts because the financial penalty for wrongful withholding would double. The result of these provisions is a more fair, balanced transaction for landlords and tenants.

The Oregon Housing Alliance is a statewide coalition of over 100 member organizations, including tenant organizations; affordable housing developers and operators; social service providers and shelter operators; Community Action Agencies; Public Housing Authorities; housing industry businesses and professionals; city and county governments; and community-based nonprofits and advocacy groups.

Our diverse membership is united by the belief that every Oregonian deserves a home that is affordable, stable, accessible and safe. To that end, we urge your support of HB 3521.

Sincerely,

Cameron Herrington
Oregon Housing Alliance
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