



House Committee On Housing and Homelessness
900 Court St NE
Salem, OR 97301

February 17th, 2025

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

SETA is a non-profit, public service organization dedicated to renters' rights and interests. We provide free community resources, including our free Tenant Hotline, and we directly serve about 230 renter households every month through combinations of several programs.

SETA urges you to vote in support of HB 3521.

We support this bill for a simple reason - business decisions shouldn't exclusively affect the consumer.

Oregon's housing crisis has provided very few options for tenants seeking new housing. With vacancy rates around 2% in many communities, it will take weeks or even months to secure a new home. When a tenant finally secures a new home and the landlord agrees to hold the unit, that agreement has significant consequences and commitments for the tenant. The tenant will stop their search for new housing, they will socially and financially invest in moving, and they may even begin the move-out process of their current residence.

If a landlord makes the unilateral decision to pull back from this agreement, it will cause an undue hardship for the tenant to suddenly scramble in finding new housing. HB 3521 increases the equity between landlord and tenants in regards to hold deposit agreements, discouraging poorly planned or even coercive practices by landlords.

SETA believes that all commitments be equally upheld by both parties - and that equity in rental agreements should be the standard.

We urge you to vote in support of HB 3521.

If you'd like to connect with me, please reach out to tmorris@springfieldeugenetenantassociation.com. Thank you for your consideration.



Sincerely,

A handwritten signature in blue ink that reads "Tim".

Timothy Morris
Executive Director
Springfield Eugene Tenant Association