



MULTIFAMILY NW
The Association Promoting Quality Rental Housing

Oregon Senate Committee on Housing and Development
900 Court St. NE
Salem Oregon 97301

EXECUTIVE DIRECTOR
Gary Fisher
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RE: Support for SB 158

Feb. 18, 2025

Chair Pham, Vice Chair Anderson, Members of the Committee,

Multifamily NW urges your support for SB 158, which allows housing providers and tenants to agree to a recurring charge in lieu of a security deposit.

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.

Security deposits can sometimes be a financial challenge, and by providing an alternative option, this bill empowers tenants with greater flexibility in how they manage move-in costs, making rental housing more accessible to those who may not have the savings to cover a traditional security deposit.

Importantly, this approach is entirely optional. Housing providers are not required to offer this alternative, and tenants are not required to participate. Rather, it creates an additional pathway for tenants who may find a recurring charge more manageable than a lump-sum security deposit.

The legislature should support this bill because it expands consumer choice. Renters have diverse financial situations, and this measure allows them to select the option that best suits their needs while ensuring housing providers can continue to offer housing in a sustainable manner.

Multifamily NW supports policies that enhance housing accessibility and affordability while maintaining the viability of rental housing. This bill aligns with that vision, and we respectfully ask for your support.

Thank you for your time and consideration.

Sincerely,

Jonathan Clay
Manager of Public and Government Affairs

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