



May 12, 2025

Senator Khanh Pham
Chair, Senate Committee on Housing and Development
900 Court St NE, S-407
Salem, OR 97301

RE: Support for House Bill 3521-A

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

The Oregon Housing Alliance is asking you to support House Bill 3521-A. 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.

HB 3521 protects prospective tenants from losing a 'hold deposit' 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.

The A- engrossed version includes some specific changes I wanted to highlight:

- The penalty for noncompliance has been changed to apply only if a landlord fails to make the hold deposit be available within five business days
- Clarified that an act of God will not result in a penalty
- Removed an addition \$150 penalty

With these additional safeguards, HB 3521 is simply a common sense bill that will protect tenants from being coerced into apartments that don't meet basic habitability requirements. 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,

Rebekah Markillie
Oregon Housing Alliance
rmarkillie@neighborhoodpartnerships.org