



Support for HB 3974

June 2, 2025

### **HB 3974**

Good morning, for the record my name is Khanh Pham, State Senator representing NE and SE Portland, and I'm here today to express my support for HB 3974. This is a meaningful step towards creating a more balanced housing system.

In the conversations I've had with renters across Oregon, I've heard a consistent theme: that finding housing has become increasingly difficult, especially for families who don't have much financial cushion to fall back on. In today's housing market, where rents have risen faster than wages and vacancy rates remain low, many tenants feel they have no choice but to apply to multiple units just to secure a safe and stable home. Each application carries a cost, and for tenants with limited resources, those costs can add up quickly.

What's especially concerning is that data shows Black and Latinx renters, in particular, often have to apply to more units than their white counterparts. This isn't just about inconvenience; it's a real financial strain for people who are already balancing the costs of moving, paying deposits, and making sure their families have what they need.

I speak today, not just as a legislator, but as a landlord myself. This proposal doesn't take away a landlord's right to conduct thorough screenings or manage their properties responsibly. It doesn't remove the need for careful tenant selection. What it does is set a reasonable limit on fees as other states have done.

I want to acknowledge the thoughtful work of Representative Mark Gamba and the workgroup that brought this compromise proposal forward. They engaged with tenants, landlords, and housing experts to find a balanced solution that recognizes the real challenges on both sides.

**KHANH PHAM**  
**STATE SENATOR**  
DISTRICT 23



At the end of the day, this measure is about making a small adjustment that can have a big impact on families looking for a stable place to live. I urge your support. Thank you.

*Khanh Pham*

Senator Khanh Pham

Oregon State Senate - District 23