



MULTIFAMILY NW
The Association Promoting Quality Rental Housing

To: Chair Keny-Guyer and Members of the Oregon House Committee on Housing

From: Deborah Imse, Executive Director, Multifamily NW

Date: April 22, 2019

Re: Please Support Amending SB 484

Multifamily NW's members provide Oregonians with more than 250,000 rental homes statewide, making us the largest rental provider group in Oregon. We are an independent organization representing rental providers of all sizes, including many who operate affordable housing. Our members include property owners, managers, and vendors, and our industry supports thousands of jobs throughout the state.

SB 484 raises some issues with the common practice of building management. Management companies often manage multiple buildings for an owner and each of the buildings may have separate screening criteria, especially when the owner's portfolio includes affordable and market rate buildings. Therefore, one application will not always work unless that owner happens to have the same screening criteria for all buildings.

This is even more true for affordable communities where screening criteria is likely to be different from community to community.

Multifamily NW is opposed to SB 484 as drafted. However, it appreciates the sponsor's willingness to work on an amendment and supports the adoption of that amendment.

The proposed amendment ensures the application will not remain in effect into perpetuity as renter circumstances change. Therefore, Multifamily NW supports an amendment that would limit the life of the application to 60 days. The amendment improves the bill.

Multifamily NW understands and supports the underlying purpose of the bill but believes it could be further improved by addressing the issue of owners who own multiple types of properties ranging from affordable to market rate. These buildings have very different screening criteria similar to mortgage and college applications having different standards.

Multifamily NW is happy to serve as a resource for any questions you may have on this topic. Thank you for your time and consideration.