

Chair Fahey, Vice-Chairs Campos and Morgan, and Members of the House Committee on Housing

For the record, my name is Ashley Magana. I'm a Junior at the University of Oregon in Eugene – majoring in Finance and minoring in Spanish. Prior to this school year I attended Clackamas Community College where I had the honor to serve as the Associated Student Government President.

Moving somewhere new can be a stressful experience – especially during a time like college, when many of us are just beginning to gain independence. Prior to moving to Eugene, I lived at home – in a rental property – with my parents in Wilsonville. When I got to Eugene, I of course had to find a place to live. I was shocked to find out how expensive it is to rent an apartment. On top of the first month's rent of \$2,576, my roommates and I had to pay a security deposit of \$1,400. That's a total of \$3,976 before we could even move-in.

Like many of my classmates at the U of O, I am a full-time student. This means that many of us are not able to work while we are taking classes. This also means that we aren't always able to come up with the money needed to pay additional move-in costs like security deposits.

High security deposits do not hurt only college students. My parents are also renters, and I know they have struggled to come up with enough money to pay first month's rent, last month's rent and also a security deposit.

That's why I am here today asking you to support HB 3306. As a renter, if offered the option – I would absolutely choose to pay a monthly deposit waiver fee instead of a security or damage deposit. It is great that this bill would encourage more landlords to offer the monthly fee option, and it's also great that this would always be a renter's option. If the monthly fee option is offered throughout Oregon, I know that more people will be able to afford better housing. This will benefit me, my roommates and my parents.

I urge you to pass HB 3306 – a common sense alternative to security deposits that will save Oregon renters hundreds or thousands of dollars on move-in day.

Thank you for your time and for listening to my story today.