



TO: Senate Committee on Housing & Development
FROM: Ron Garcia, Executive Director
Rental Housing Alliance Oregon
DATE: May 6, 2021
RE: HB 2484 Support

Thank you for accepting comments on HB 2482 from the Rental Housing Alliance Oregon (RHA). Since 1927 the RHA has set the standard for community participation by landlords providing affordable and quality housing. The Rental Housing Alliance Oregon has more than 1,900 members, 62% of whom own just 1-4 units and 81% of whom own 10 or fewer units.

As you know, this has been a heavy legislative session for landlords in Oregon. From rent control to no-cause evictions to application processes, landlords in Oregon have faced an onslaught of changes, all of which seem to stage landlords in a negative light, even while increasing our operating costs and adding additional liabilities. This is hard for those of us who are simply small businesspeople. We too have had to face difficulties among the pandemic, the fires, and the evolving tensions between Oregonians from different geographies, cultures, communities and economic backgrounds. We are truly all in this together!

The proponents of HB 2484 saw a problem and reached out to us to help resolve it. Landlords are Oregonians, your friends and your neighbors. We want to help solve problems and appreciate being involved as part of that process and we look forward to more of this type of collaboration.

HB 2484 allows us to address a childcare capacity issue that was highlighted during the pandemic and to provide parents with options while ensuring landlords can maintain the safety of the property and community.

The bill requires a landlord to take reasonable steps to cooperate with a tenant who provides correct notification and requests use of a dwelling as a family childcare. To protect landlords, the bill requires:

- Childcare business to be certified or registered
- Requires tenant to pay in advance for costs of modifications
- Allows landlord to prohibit use not allowed under zoning or association's governing documents.
- Allows landlord to prohibit use not allowed under rules established by Early Learning Council
- Allows landlord to require that tenant require parents to agree that landlord is not liable for losses or injuries
- Allows landlord to require that tenant carry and maintain surety bond or liability policy.

The process to get to this policy was admirable and we thank the sponsors for including landlords in its development.