



Portland Housing Bureau

April 22, 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 3378

Dear Chair Pham, Vice Chair Anderson, and Members of the Senate Committee on Housing and Development:

On behalf of the Portland Housing Bureau, I am writing to express our support for HB 3378. This bill would require residential landlords to provide tenants with an alternative method of accessing their dwelling units, beyond reliance on smartphone applications or other electronic devices, for the dwelling to be considered habitable.

Under current law, ORS 90 does not require landlords to provide tenants with physical keys, fobs, or key cards, as long as the unit has functioning locks on all entrance doors. Landlords may choose from various methods to provide access, including physical keys, fobs, or electronic keyless entry systems.

While we acknowledge that electronic keyless entry systems can offer benefits to both landlords and tenants, we believe it is important to ensure that, if such systems are used, landlords also provide a tangible alternative means of access, such as an access code, fob, key card, or physical key.

To ensure inclusivity and reduce barriers to housing access, it is essential that all tenants have reliable means of entry to their homes. Not all residents have access to smartphones or are comfortable using electronic technologies, and issues such as Bluetooth or Wi-Fi connectivity problems can create additional challenges.

This proposed legislation addresses unintended disparities with the state's residential habitability laws and helps ensure equitable access to housing. **We urge your support of HB 3378.**

Sincerely,

Helmi Hisserich, Director