



MULTIFAMILY NW

The Association Promoting Quality Rental Housing

Oregon Senate Committee on Housing and Development
900 Court St. NE
Salem Oregon 97301

EXECUTIVE DIRECTOR
Gary Fisher
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RE: Concerns with HB 3378

April 17, 2025

Chair Pham, Vice Chair Anderson and Members of the Committee,

Thank you for the opportunity to provide comment on HB 3378. On behalf of Multifamily NW, we respectfully encourage this committee to reconsider this bill because it seeks to fix a problem that simply does not exist.

Multifamily NW is the largest association of housing providers in the state, representing nearly 300,000 units and every profession related to the industry — from property managers and owners to landscapers, maintenance professionals and screening companies. Our top priority is to collaborate with public sector leaders to identify and implement proven solutions to Oregon's ongoing housing crisis.

Housing providers already ensure tenants have reliable access to their homes. While some properties incorporate secure electronic entry systems for convenience and security, the idea that renters are being locked out due to a lack of non-digital entry options is unfounded. This bill would impose unnecessary mandates that do not reflect real-world concerns from tenants or housing providers.

Many apartment properties offer modern electronic entry systems, including app-based access, key fobs and smart locks, that provide increased security, convenience, and flexibility for both tenants and housing providers. These systems allow for remote access, time-restricted entry for maintenance, and the ability to quickly update security settings. Apartment properties at minimum provide building access via a physical key or electronic access. Smartphone app enabled access would be a secondary option—not the sole method of access.

Oregon already has some of the nation's most stringent habitability laws, and housing providers are deeply committed to ensuring their properties meet and exceed those standards. HB 3378 does not address a demonstrated issue but rather adds another layer of regulation that could increase costs without improving tenant outcomes.

We urge the committee to oppose this bill and instead focus on policies that meaningfully address housing availability and affordability. Thank you for your time and consideration.

Sincerely,

Zach Lindahl
Director of Government Affairs

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