



MULTIFAMILY NW

The Association Promoting Quality Rental Housing

Oregon House Committee on Housing and Homelessness
900 Court St. NE
Salem Oregon 97301

EXECUTIVE DIRECTOR
Gary Fisher
gary@multifamilynw.org

RE: Concerns with HB 2134

Feb. 12, 2025

Chair Marsh, Vice Chairs Andersen and Breese-Iverson, Members of the Committee,

On behalf of Multifamily NW, thank you for the opportunity to provide our perspective on HB 2134, and raise a few key concerns we hope you will keep in mind when evaluating the bill.

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.

HB 2134 would allow tenants to terminate a fixed-term tenancy with just 30 days' notice after receiving a 90-day termination notice from a housing provider. While we understand the intent of this legislation, we believe it creates unintended consequences that could undermine the stability of Oregon's rental housing market.

Fixed-term leases serve a critical role in providing predictability for both tenants and housing providers. Allowing tenants to break these agreements up to 60 days early without consequence makes it significantly more difficult for housing providers to forecast rental income and manage their properties effectively. Higher turnover rates will lead to increased costs associated with advertising, preparing units for new tenants, and re-leasing. These additional expenses may ultimately be passed on to tenants in the form of higher rents.

Additionally, HB 2134 could discourage housing providers from offering fixed-term leases altogether, limiting options for renters who seek longer-term stability. In a time when Oregon is facing a housing crisis, policies that create uncertainty and additional financial risk for housing providers could lead to fewer rental housing opportunities, not more.

Multifamily NW urges the committee to consider these concerns and the potential ripple effects of this legislation on both housing providers and renters. We encourage lawmakers to explore solutions that balance tenant protections with the need to maintain a stable and sustainable rental housing market. Thank you for your time and consideration.

Sincerely,

Jonathan Clay
Manager of Government and Public Affairs

2025 BOARD OF DIRECTORS

PRESIDENT
Andie Smith
Pacific Urban Investors

VICE PRESIDENT
Tiffany Wallace
Cushman & Wakefield

SECRETARY
Marcel Gesmundo
Andor Law

TREASURER
Jessie Dhillon
Carla Properties

IMMEDIATE PAST PRESIDENT
Josh Lloyd
Guardian Real Estate Services

DIRECTORS

Brent Ellifritz
PG Long, LLC

Brandy Guthery
Greystar

Angela Hastings
Avenue5 Residential

Michael Havlik
PSU Center for Real Estate

Tim Jellum
Mill Creek Residential

Dan Mason
MG Properties

Kimberly McCafferty
Lifetime Exteriors

Jennifer McCord
Princeton Property Management

Leilani Reyes Stone
HD Supply

Leah Sykes
Andor Law

Jennifer Wyncoop
CRMG