



MULTIFAMILY NW
The Association Promoting Quality Rental Housing

Oregon House Committee on Rules
900 Court St. NE
Salem, Oregon 97301

RE: SB 1521-A – Neutral

February 26, 2026

Chair Bowman, Vice Chair Elmer, Vice Chair Pham, and members of the committee,

Thank you for the opportunity to provide testimony on SB 1521-A. Multifamily NW represents nearly 300,000 rental homes across Oregon and the professionals who own, operate, and maintain them. Our members are deeply engaged in housing development, financing, and long-term operations, and we share the Legislature's goal of expanding housing affordability.

SB 1521-A limits the ability of cities and counties within the Portland metropolitan area to require affordable units in new multifamily housing unless local governments calculate and offset the financial impact on developers. As amended, this bill reflects meaningful progress compared to prior proposals and demonstrates a willingness to better align affordability requirements with financial feasibility.

Multifamily NW has met with proponents of this legislation many times dating back to September 2024 to discuss what would be necessary for inclusionary zoning policies to work for housing providers over the long term. In particular, we want to thank Senator Pham and her staff for their collaboration. We appreciate the continued engagement and the efforts made to address concerns related to cost offsets and predictability. The amended language moves closer to ensuring that developers are made whole by local jurisdictions when affordability requirements are imposed.

Housing providers must plan decades into the future. Affordability covenants that extend significantly beyond the period of financial support can devalue properties, complicate refinancing or sale, and shift long-term risk entirely onto owners. Our members have consistently expressed that affordability requirements more closely aligned with standard financing horizons, generally not exceeding 30 years, are more workable and sustainable. SB 1521-A perfectly aligns the affordability covenant with the tax abatement, ensuring that the housing provider responsible isn't missing much needed revenue to support their operations.

Multifamily NW is neutral on inclusionary zoning policies that strike a realistic balance between public affordability goals and private investment risk, and SB 1521-A runs us closer to that balance.

Thank you for your time and consideration.

Sincerely,

Zach Lindahl
Director of Government Affairs
Multifamily NW