



MULTIFAMILY NW

The Association Promoting Quality Rental Housing

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

EXECUTIVE DIRECTOR
Gary Fisher
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May 7, 2025

RE: Concerns with HB 3054

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

On behalf of Multifamily NW, thank you for the opportunity to provide additional comment on recent changes made to HB 3054.

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.

Manufactured home communities play a critical role in addressing Oregon's affordable housing shortage. As such, Oregon needs to pursue balanced, collaborative approaches to all types of rental housing that preserve affordability while also ensuring owners can maintain, upgrade, and operate communities responsibly.

Oregon's communities built with manufactured homes require ongoing investments to ensure infrastructure remains safe, modern, and livable. HB 3054 would lower the maximum annual rent increase for most communities while requiring property owners to comply with rising costs for utilities, insurance, taxes, and maintenance.

The majority of communities that house the greatest number of residents will be heavily burdened.

Over time, this makes it harder for property owners to reinvest in their communities - ultimately affecting upkeep, long-term housing quality, and the local jobs tied to these operations.

We provided feedback to the House Committee on Housing and Homelessness related to this proposal back in January. Unfortunately, its newly amended version would still impose tried-and-failed regulations on housing providers at a time when Oregon desperately needs to encourage more housing investment.

If Oregon is going to meet Governor Kotek's goal of 36,000 units of new housing a year, enacting rental controls as outlined in HB 3054 stands in stark opposition to this goal.

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Oregon has been experimenting with rent control policy for several years – and the results are declining investment in housing. Instead of fostering an environment where developers and property owners can contribute to much-needed housing supply, policies like rent control have created uncertainty.

Even as amended, HB 3054 places unnecessary complications and costs on property owners – making it harder to manage and maintain Oregon’s limited housing stock. This bill undermines a property owner’s ability to adjust rents based on market conditions and limits the financial feasibility of maintaining and operating rental spaces.

The long-term impact of such a policy will be fewer available rental spaces, again exacerbating our existing housing crisis.

We all know that Oregon is facing a severe housing shortage, and it is abundantly clear that our approach to this issue is not working. Our focus should be on policies that encourage investment and increase supply, not those that further constrain the market.

As you consider HB 3054 and other housing policies this session, we urge you to ask whether the measure will increase housing investment or increase our housing deficit.

For these reasons, we respectfully ask the committee to oppose HB 3054. Thank you for your time and consideration.

Sincerely,

Zach Lindahl
Director of Government Affairs