



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 3054

Jan. 29, 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 comment on HB 3054, a measure that would impose tried-and-failed regulations on housing providers at a time when Oregon desperately needs to encourage more housing investment to build the Governor's goal of 36,000 units per year.

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.

For the past five years, Oregon has experimented with rent control, and the results have been clear: investment in housing has declined, and we are failing to meet our goal of producing 36,000 new units per year. Instead of fostering an environment where developers and property owners can contribute to much-needed housing supply, policies like rent control have created uncertainty.

When our elected leaders talk about increasing housing supply, they often overlook the importance of maintaining our existing rental stock. This has to be part of the conversation as it relates to stabilizing housing in Oregon, otherwise we risk taking one step forward and two steps back.

HB 3054 would also prohibit a housing provider from increasing rent beyond 10% when a manufactured dwelling or floating home remains on a rented space after a previous tenant sells it. This restriction 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

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