



## 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: Support for SB 31 -1

Feb. 26, 2025

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

Multifamily NW supports the -1 amendment to SB 31, which allows Oregon Housing and Community Services to award grants for nonprofits to dispense one-time assistance to tenants whose housing has lost its affordability restriction.

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.

The -1 amendment ensures that tenants facing increases in rent due to affordability restrictions expiring have financial relief to transition smoothly into new housing arrangements or to secure their existing homes. By empowering nonprofit organizations to administer these funds, this amendment fosters a community-driven approach to housing stability.

Many affordable housing agreements require housing providers to keep rents below market rate for a set period of time, often in partnership with government programs. However, as affordability restrictions expire, it becomes necessary for housing providers to adjust rents to cover rising operational costs, maintenance, and reinvestment in the property. Without the ability to raise rents when affordability agreements end, property owners may struggle to keep units in good condition or face financial challenges that could reduce overall housing supply. This amendment acknowledges these realities while providing a safety net for tenants during the transition.

Providing timely assistance to tenants affected by expiring affordability restrictions is a practical and balanced solution. It helps mitigate displacement risks without placing additional burdens on housing providers. This amendment aligns with Oregon's broader housing goals by offering a bridge for tenants navigating affordability changes while maintaining investment confidence in the housing market.

Multifamily NW appreciates the opportunity to express our support for the -1 amendment to SB 31. We urge your approval of this critical measure to support housing stability for Oregonians.

Sincerely,

Jonathan Clay  
Manager, Government & Public Affairs

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