



## 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: Support for HB 2138

Feb. 26, 2025

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

Multifamily NW strongly supports HB 2138, which will help our state make progress on addressing our severe undersupply of housing.

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.

Oregon is facing a well-documented and ongoing housing crisis — and one of the primary challenges is a lack of supply to meet growing demand. HB 2138 helps address this issue in a number of important ways that align with our association's priorities:

**Expanding Middle Housing:** By allowing more types of middle housing in urban areas, including urban unincorporated lands, HB 2138 promotes diverse housing options such as duplexes, triplexes, and townhomes. This approach is essential to creating affordability and preventing displacement.

**Increasing Single Room Occupancy (SRO) Housing:** SROs provide an important affordable housing option for individuals who may not need or cannot afford larger units. Expanding their allowance ensures that Oregon's housing market can serve a wider range of incomes and living situations.

**Protecting Housing Rights from Private Restrictions:** Making the prohibition on private restrictions that limit middle housing, accessory dwelling units (ADUs), or density retroactive ensures that outdated covenants do not stand in the way of needed housing development.

**Preserving Density Requirements in Urban Growth Areas:** Prohibiting local governments from reducing density requirements ensures that housing supply is not arbitrarily restricted, which would otherwise exacerbate the affordability crisis.

**Streamlining the Land Division Process:** Reforms to expedited land division provisions, including allowing consolidated plats and requiring decisions within 120 days, will facilitate the faster development of middle housing projects.

### 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

**Ensuring Timely Rulemaking for Housing Development:** The requirement for the Land Conservation and Development Commission to adopt rules by 2028 ensures that the necessary frameworks will be in place to support housing production.

HB 2138 represents a balanced, practical approach to increasing housing availability and affordability while ensuring that development processes are efficient and predictable. By supporting this bill, the Legislature will take meaningful action to address the housing shortage and promote greater housing diversity in communities across the state.

Multifamily NW appreciates the opportunity to submit testimony and urges your support for HB 2138. Thank you for your time and consideration.

Sincerely,

Zach Lindahl  
Director of Government Affairs