



## 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 32 -1

Feb. 26, 2025

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

Multifamily NW supports the -1 amendment to SB 32, which directs Oregon Housing and Community Services to publish information detailing the expiration dates of affordable housing properties' affordability restrictions.

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.

We support the -1 amendment to SB 32 because it promotes transparency and predictability in the affordable housing sector, benefiting both tenants and housing providers.

The -1 amendment directs Oregon Housing and Community Services (OHCS) to update its website by July 1, 2026, to provide detailed information about when affordability restrictions on housing properties will expire. This information, which includes the number of affected units, the type and source of rental assistance, income eligibility levels, and any ongoing preservation efforts, will help tenants, policymakers, and housing providers plan accordingly.

For housing providers, clear and accessible data on expiring affordability restrictions is crucial for long-term planning. Many properties operate under affordability agreements for a set number of years, after which owners must determine how best to maintain financial sustainability. Without rent adjustments, property owners may struggle to cover rising costs related to maintenance, insurance, labor, and property taxes. By ensuring that affordability expiration dates are publicly available, this amendment allows for a smoother transition for tenants and housing providers alike, helping prevent abrupt disruptions in the rental market.

Multifamily NW supports the -1 amendment to SB 32 because it strengthens transparency in affordable housing while recognizing the financial realities of property management. We urge the committee to approve the amendment to help all stakeholders prepare for affordability transitions effectively.

Sincerely,

Zach Lindahl  
Director of Government Affairs

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