



MULTIFAMILY NW

The Association Promoting Quality Rental Housing

Senate Committee on Finance and Revenue
Oregon State Legislature
900 Court Street NE
Salem, OR 97301

EXECUTIVE DIRECTOR
Gary Fisher
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May 12, 2025

RE: Support for SB 500 with -1 Amendment

Chair Meek, Vice Chair McLane, and Members of the Committee:

On behalf of Multifamily NW, thank you for the opportunity to provide written testimony in strong support of SB 500 with the -1 amendment.

Multifamily NW represents Oregon's housing providers – owners, operators, and professionals who manage hundreds of thousands of rental units across the state. Our mission is to support a stable, healthy rental housing market that serves both tenants and housing providers.

The -1 amendment to SB 500 takes a thoughtful and pragmatic step by directing the Oregon Department of Administrative Services to study the real-world effects of Oregon's rent control statutes – particularly in relation to housing production, affordability, and market behavior.

The amendment directs the Office of Economic Analysis to explore not only the effects of rent control but also whether income tax credits could serve as a more effective complement or alternative.

We're particularly encouraged by the proposal's intent to:

- Examine whether policy uncertainty around rent control is affecting investment and housing supply;
- Assess how rent regulation may be impacting the preservation of manufactured dwelling parks; and
- Evaluate whether voluntary, incentive-based tools like income tax credits might better support affordability and long-term preservation goals.

Housing policy should be informed by evidence, not assumptions. As lawmakers continue to address Oregon's housing challenges, it's essential to ground those efforts in robust data and clear-eyed evaluation of existing tools. SB 500-1 offers a constructive path forward to do exactly that.

We urge your support for this measure.

Sincerely,

Zach Lindal
Director of Government Affairs
Multifamily NW

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