



MULTIFAMILY NW
The Association Promoting Quality Rental Housing

Addressing Housing Instability Together

Oregon Families Need Stability. Now.



Renters and housing providers rely on each other. The tired “us vs them” narrative does more harm than good in our state. Oregon has passed numerous laws with only half the stakeholders at the table. Policy passed under the guise of “renter protections,” are unbalanced and further fuel housing instability.

Oregon’s single family rental housing stock has steadily – and significantly – decreased. After rent control passed statewide and strict regulations adopted in some municipalities, multifamily housing permits dropped off dramatically.

It has not been easy to be a housing provider – or a renter – in the past few years.

Rental Community Battered by the Pandemic

- 3x a month’s rent fine for communicating with renter if interpreted to be harassment¹
- Assistance took months, if not years, to come²
- Confusing 21+ page assistance applications for renters²
- Relief checks sent to wrong address²
- Relief checks sent to renters who kept the money²

Regulations Haven’t Solved the Problem

- Controlling rent despite the cost of owning and operating housing skyrocketing³
- Losing 6,417 units of single family rental housing in the three county metro region from 2017 to 2020⁴
- Pushing housing providers out of the market⁵
- Disincentivizing rental housing unit creation, creating long term problems⁶

About Multifamily NW

Founded in 1992, Multifamily NW was created to represent residential property managers, owners, and vendors throughout Oregon. Our diverse membership manages more than 270,000 units of rental housing in the state and represents every service related to the industry. Learn more at multifamilynw.org

2023 Legislative Priorities

Public policy should include the public. We need all stakeholders brought to the table to craft these critical solutions to housing instability.



Rental Assistance for Oregonians in Need

Oregon Housing and Community Services requested \$60M for rental assistance, but housing providers know the need is much higher. A legislatively appointed work group should study the need for rental assistance through court filing data and fund robust rental assistance to help struggling Oregonians. The work group should also identify long-term solutions that get assistance to people more efficiently without excessive administrative burdens.



Address Oregon's Patchwork Housing Rules

Cities across Oregon are rapidly passing additional punitive rental housing laws that conflict with state laws. Oregon should adopt a uniform rental housing code that will prevent additional unnecessary costs for compliance and eliminate additional legal liability. Oregon needs to encourage all rental housing to remain on the market, but increased costs and legal liability are pushing housing providers to sell their units or convert them into condo style housing, forever removing them from the rental housing market.



Prioritize Rental Housing Inventory

Rent control has proven to be ineffective at addressing affordability issues in other states and data shows it isn't working in Oregon. Policy makers should consider sunseting Oregon's rent control law while ratcheting up efforts to fuel housing supply through low-interest construction loans for market rate and affordable multifamily housing construction.

Citations and References

¹ (2020). House Bill 4213. OLIS. <https://olis.oregonlegislature.gov/liz/2020S1/Downloads/MeasureDocument/HB4213/Enrolled>

² (2022). Tenants, landlords agree a rocky rollout marred Oregon rent assistance push. Oregon Live. <https://www.oregonlive.com/business/2022/03/tenants-landlords-agree-a-rocky-rollout-marred-oregon-rent-assistance-push.html>

³ Myerly, T. (2022). Ripple Effect: Breaking down the rising cost of building homes. KTVL.com. <https://ktvl.com/news/ripple-effect/ripple-effect-breaking-down-the-rising-cost-of-building-homes>

⁴ Redden, J. (2022). Portland, region hemorrhaging rental properties. Portland Tribune. <https://www.multifamilynw.org/news/portland-region-hemorrhaging-rental-properties##>

⁵ (2022). Testimony of Rosanna Morey, Small Property Owner. U.S. Senate. <https://www.banking.senate.gov/imo/media/doc/Morey%20Testimony%208-2-22.pdf>

⁶ Cortright, J. (2021). Inclusionary Zoning: Portland's Wile E. Coyote moment has arrived. CityObservatory.org. <https://cityobservatory.org/inclusionary-zoning-portlands-wile-e-coyote-moment-has-arrived/>