

Multifamily NW Legislative Priorities	
Statement: Our organization aims to collaborate with legislators, policymakers, and stakeholders to create a robust and inclusive housing landscape. We have five fundamental pillars we operate off on behalf of our members to advocate for policies positive for our industry.	
Pillar 1: Maintain Affordability and Support Operations	
Support	Legislation that would lift or ease the rent cap on multifamily housing
Support	Legislation that reduces the cost of multifamily insurance and allows market rate and affordable providers to access funds to pay for it
Support	Legislation that would simplify utility billing requirements
Support	Legislation that would allow housing providers to offer and provide ancillary services
Oppose	Legislation that would require any housing provider to opt in to a rental registry program
Oppose	Legislation that would enact a more stringent rent cap on multifamily housing
Oppose	Legislation that would cap the charge for screening fees for a screening company
Oppose	Legislation that would shorten the amount of time to return security deposits
Oppose	Legislation that would make any changes to screening for income criteria for rental housing
Oppose	Legislation that would enact a statewide inspection program that is funded by Multifamily NW members
Oppose	Legislation that would ban pet rent or pet deposits
Oppose	Legislation that would break a lease agreement for a no cause eviction and would allow for a tenant to leave early and not pay the remainder of rent
Oppose	Legislation that would put punitive fines/fees on owners and operators of multifamily housing to encourage residents to recycle
Oppose	Legislation that would enact universal screening applications
Oppose	Legislation or a ballot measure that would increase the corporate minimum tax
Oppose	Legislation that mandates recycling expansion beyond what is permitted on multifamily premises
Oppose	Legislation that would allow a tenant right to water testing
Oppose	Legislation that would allow domestic well water safety testing requirement
Oppose	Legislation that would add water quality to habitable standards
Oppose	Legislation that would promote habitability before rentability
Oppose	Legislation that would ban refundable execution deposits
Pillar 2: Supporting Additional Resources for Renters	
Support	Legislation that would increase rental assistance for those that face housing instability
Support	Legislation that would extend peer services to individuals suffering from behavioral health issues
Support	Legislation that makes changes to rent assistance that prioritizes veterans, people with documented disabilities (ADA) and seniors over the age of 65 with incomes at or below 50% MFI in addition to the existing criteria established by OCHS
Support	Legislation that would promote and educate the next generation of renters on the basics of renting (Rent Well)
Pillar 3: Promoting and Preserving All Housing Development	
Support	Legislation that would allocate money towards the preservation of affordable housing

Support	Legislation that would extend tax credit status for affordable housing to not displace vulnerable tenants
Support	Legislation that would promote public/private partnerships that transfer ownership of affordable multifamily housing to nonprofit entities to help with establishing first time home buying options
Support	Legislation that would ease or wave the cost of System Development Charges
Oppose	Legislation that would enact statewide inclusionary zoning
Oppose	Legislation or policy that would enforce “parking maximums”
Pillar 4: Preventing Patchwork Regulations (local level regulations)	
Support	Amendments to the current FAIR ordinance in the city of Portland
Support	Legislation that would preempt local laws on housing providers
Oppose	Any local ordinance regulating a housing provider that would not support the states goal of increasing housing supply
Oppose	Local policy that would require housing providers to track energy use by tenants and provide
Oppose	Local policy that would enact unit inspection programs that are funded by Multifamily NW members
Oppose	Local policy that is like the Portland FAIR ordinance
Pillar 5: Long-term Financing for Housing Development	
Support	Legislation that would establish long-term financing models for housing
Support	Legislation that would promote and financially support infrastructure expansion
Monitor	Legislation that would promote tenant co-ops that would be formed in order to finance the purchase of multifamily buildings
Pillar 6: Meaningful Changes to the Eviction Process	
Support	Legislation that would allow housing providers to evict dangerous or violent tenants faster for the protection of other tenants and property management staff; allow property owners to access a release of information of activity on property
Support	Legislation that would change the eviction timeline back down to 72 hours after a notice rather than ten days
Support	Legislation that the state would provide rental assistance to a person facing eviction prior to an eviction notice being posted
Support	Legislation that would remove right of redemption after eviction filing; or alternatively, restrict right of redemption to no later than the first appearance
Support	Legislation that would allocate more resources to local courts to expedite trial timeliness
Oppose	Legislation that would make the eviction process more challenging
Miscellaneous/Supplier Specific	
Support	Legislation that would promote public safety in the state of Oregon
Support	Legislation that would ban tenants from forming a tenant union
Support	Legislation that would provide housing providers with the ability to change smoking policy to restrict or remove smoking from the premises
Support	Legislation that would help combat the increase of fraud due to AI
Support	Legislation that changes tax codes that would reduce total cost burden on housing providers
Support	Legislation that would change land use policy to support increase of housing supply
Oppose	Legislation that would ban the use of algorithms due in leasing
Monitor	Legislation in times of emergency; prioritize those in need and conduct means testing; no blanket, costly policies

Monitor	Legislation that would mandate supplier members to use an electric fleet of vehicles for their operations
Monitor	Legislation that changes towing ordinances or fees