

# Stabilizing Rental Housing

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**MULTIFAMILY NW**

The Association Promoting Quality Rental Housing

# Who We Are

Multifamily NW is the largest association of housing providers and rental housing service professionals across the state of Oregon, representing approximately **275,000 units** of rental housing.

## We provide our members:

- ✓ Educational courses on latest regulations
- ✓ Consistently updated comprehensive rental forms for tenant and provider
- ✓ Advocacy on their behalf to local and state governments



*FAIR Housing Fair, 2019*





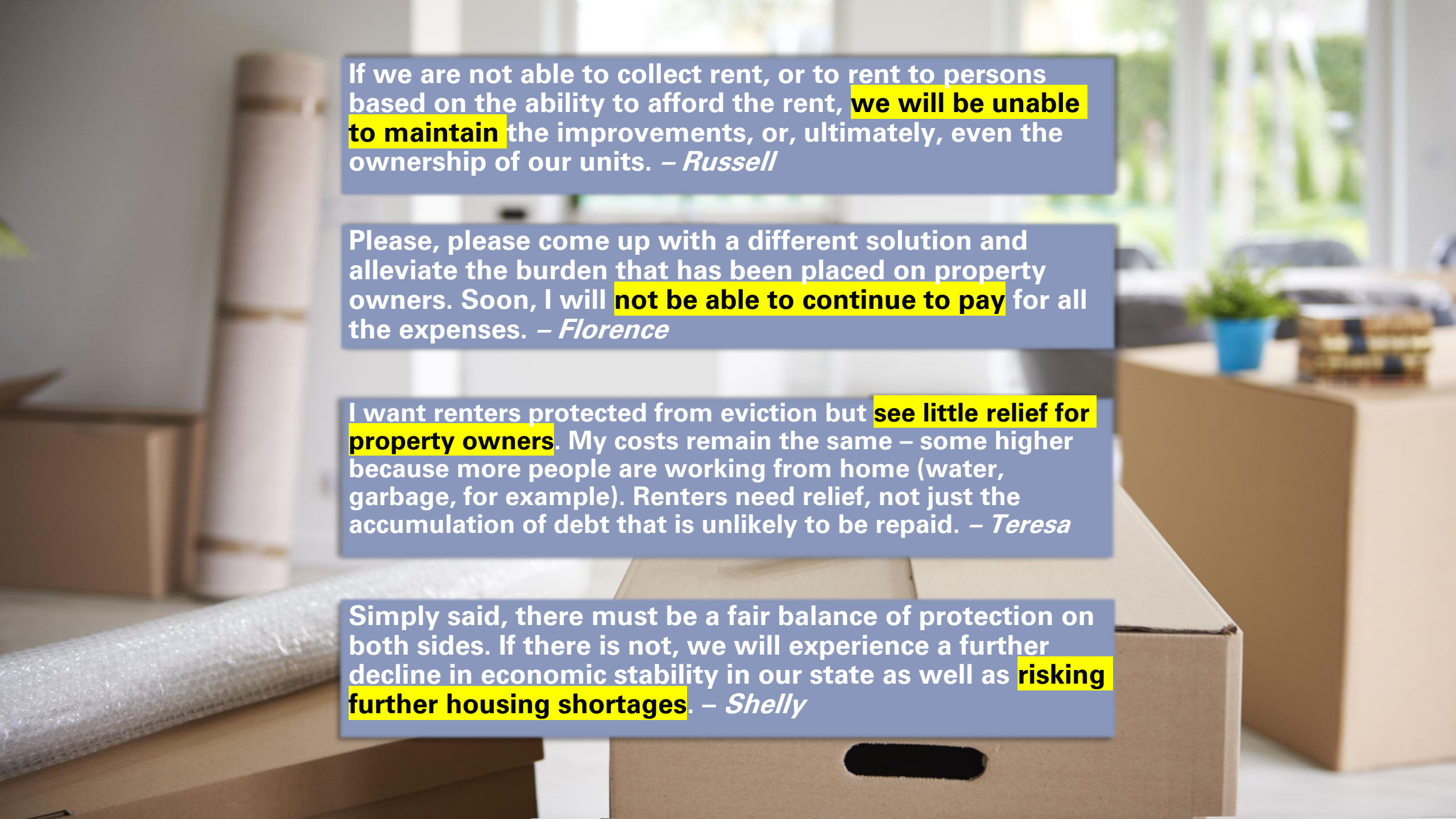
**Renters and  
housing  
providers  
want the  
same things.**

- ✓ Fewer evictions.
- ✓ More rental housing options.
- ✓ More affordable rental housing.
- ✓ Increased rental assistance.
- ✓ Better collaboration on solutions.



**Housing providers  
are still digging out  
from the pandemic.**

- Rent assistance still not received after years
  - Underresourced state agencies
  - Theft left unenforced
  - Technical issues never fixed
- Extreme unpredictability
  - 72+ state and local changes to rental code since 2020
- Prohibitively narrow access to Landlord Guarantee Fund

A background image showing a room with several cardboard boxes, some wrapped in bubble wrap, and a window in the background looking out onto a green landscape.

If we are not able to collect rent, or to rent to persons based on the ability to afford the rent, **we will be unable to maintain** the improvements, or, ultimately, even the ownership of our units. – *Russell*

Please, please come up with a different solution and alleviate the burden that has been placed on property owners. Soon, I will **not be able to continue to pay** for all the expenses. – *Florence*

I want renters protected from eviction but **see little relief for property owners**. My costs remain the same – some higher because more people are working from home (water, garbage, for example). Renters need relief, not just the accumulation of debt that is unlikely to be repaid. – *Teresa*

Simply said, there must be a fair balance of protection on both sides. If there is not, we will experience a further decline in economic stability in our state as well as **risking further housing shortages**. – *Shelly*



**Eviction reality:**

**Minor increase  
since pre-  
pandemic levels**

**Assistance is  
still needed**

**4.2% Increase Between  
2019 and 2022**

15000

13750

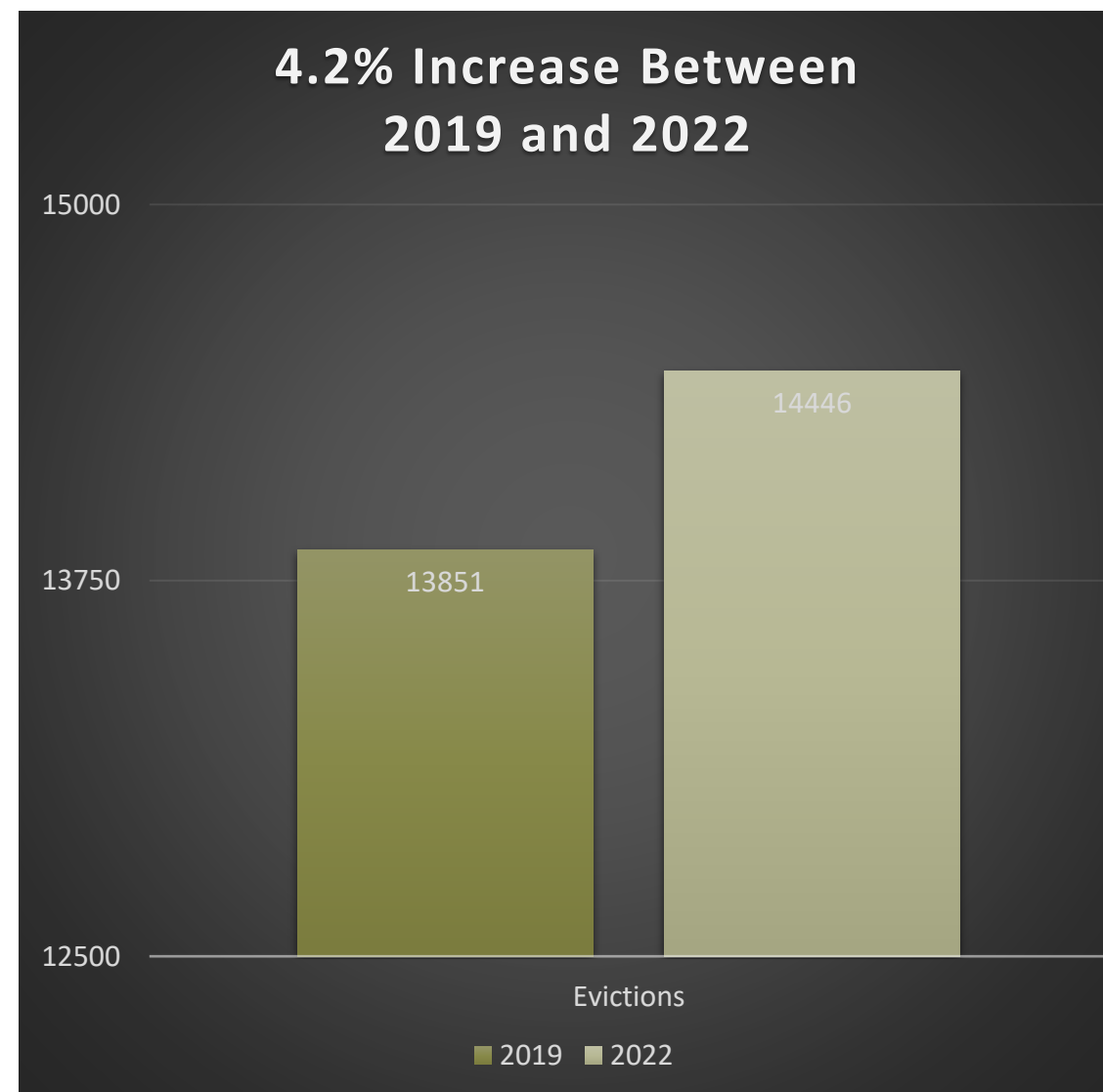
12500


13851

14446

Evictions

■ 2019 ■ 2022





**Rising rents are  
caused by many  
factors outside  
housing providers'  
control.**

- Increases in insurance costs
- Increases in costs of goods and services (maintenance)
- Increases in local tax burdens
- Increases in utility rates
- Lack of supply

**It is time to address the  
root causes of housing  
instability.**

# Providing more **rental assistance** will increase housing stability.

OHCS has requested ~\$60 million in ongoing rent assistance. Housing providers know the need is higher.

- Preliminary data show about 67% of evictions are due to non-payment
- Average rent increases are around 5% according to Aug. survey of 74,664 units







# Focusing on **supply** will increase housing stability.

## **New state report shines light on serious undersupply**

- We need 550,000+ housing units in next 20 years

## **Vacancy rates are historically low**

- Most cities are around 4% (Eugene is below 2%)

## **Portland-metro area losing rentals at alarming rate**

- 10% reduction in family units since 2017

The background of the entire image is a photograph of a city skyline, likely Portland, Oregon, featuring various high-rise buildings and greenery. Overlaid on this is a large yellow rectangular box containing the main text.

**We want to work with you to prevent evictions  
and collaborate on innovative solutions to  
increase supply.**

**Contact Us to Learn More**

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