



MULTIFAMILY NW
The Association Promoting Quality Rental Housing

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

February 6, 2023

Dear Chair Dexter, Vice-Chair Helfrich, Vice Chair Gamba and Members of the Housing and Homeless Committee,

Multifamily NW is the largest rental housing association with over 1,000 members providing 273,000 units of housing in Oregon and SW Washington. Our members have, for years, advocated for the need for the state and local governments to prioritize the development of all types of housing as a solution to housing affordability.

Our housing advocacy supports components of HB 2889 and believe it's a step forward in identifying specific housing needs throughout Oregon. However, we would be remiss if we didn't flag for consideration some elements of HB 2889 that we think the committee should take into consideration:

1. There needs to be clear and objective expectations for jurisdictions to reduce the amount of process and time to permit new housing development, that is proportional to the housing needs within that jurisdiction.
2. It's important to treat the separate goals (total production, affordable production, and equity/housing choice) *separately* when evaluating a jurisdiction's success and suggesting remedies for failure.
3. Housing that is vacant may have multiple reasons for that vacancy. Whether that housing is vacant because it's a vacation rental or vacant for other reasons is immaterial to the overall requirement to meet the housing supply needs within that jurisdiction. The bill fails to address the significance of the identification of vacant housing as material to the overall goal of producing more housing.
4. We encourage you to consider a model framework of pre-approved types and sizes of housing such as those that have been created in Wilsonville (Villebois) and in Hillsboro (Orenco Station) as template examples to address housing supply. These are mixed income communities that address a multitude of housing incomes built into apartments, condos, townhomes, duplexes, quads, and single-family residences.



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5. Encourage private financing to accommodate public development of housing so that investor-developers of market rate housing compliment and work with affordable housing developers in order to meet the housing production strategies outlined in HB 2889.

Thank you for considering our suggestions.

Sincerely,
Deborah Imse
Executive Director Multifamily NN