



MULTIFAMILY NW
The Association Promoting Quality Rental Housing

April 26, 2023

Senate Committee on Housing and Development
900 Court St NE
Salem, OR 97301

Chair Jama, Vice Chair Anderson and members of the committee,

Thank you for the opportunity to share Multifamily NW's support of HB 3417 with you today. As the largest association of housing providers in the state, Multifamily NW members collectively manage more than 275,000 units throughout Oregon and southwest Washington.

Our association advocates for common sense public policy with one goal in mind: Keeping Oregonians housed. We believe that to do that, this Legislature must focus on providing permanent rent assistance to low-income Oregonians, ensuring that housing supply is aligned with our growing population, and creating a regulatory environment where housing providers can do what they do best – provide housing.

Before I speak more to HB 3417, I'd like to share with you some good news. Yesterday at our regularly scheduled Government & Public Affairs committee meeting, we were informed that tenants have been placed into our members' apartment communities from the rapid rehousing program. This program was funded with the money that all of you supported and advocated for last month in HB 2001 and its companion bill HB 5019. As these new tenants are placed in our communities, the immediate feedback we've heard is the challenges for some adjusting to their new, stable housing. Those challenges include noncompliant behavior such as excessive smoking, leaving water running and other property damage.

Our onsite property managers are trained to navigate and deescalate these situations, however ongoing assistance from peer support specialists and community action agencies are necessary to help ensure that these residents remain safely and stably housed.

Therefore, HB 3417 is an important tool, among many, to expand the necessary rent assistance for Oregonians, and ensure individuals who face chronic housing instability remain stably housed.

Going forward, The Landlord Guarantee Fund should not be considered a temporary solution that can be swept or diminished in the future, because the program helps housing providers cover those costs associated with property damage and unpaid rent for tenants on federal assistance.

Thank you for the opportunity to provide comments in support of this bill, which will certainly keep more Oregonians housed.

Sincerely,

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