



MULTIFAMILY NW
The Association Promoting Quality Rental Housing

Oregon Senate Committee on Housing and Development
900 Court St. NE
Salem Oregon 97301

EXECUTIVE DIRECTOR
Gary Fisher
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RE: Support for SB 438

Feb. 24, 2025

Chair Pham, Vice Chair Anderson, Members of the Committee,

Multifamily NW strongly supports SB 438, which would allow rural property owners to build an additional home for a relative. This bill provides a meaningful solution to Oregon’s housing crisis by increasing available housing options in rural areas while keeping families connected.

Multifamily NW is the largest association of housing providers in the state, representing nearly 300,000 units and every profession related to the industry — from property managers and owners to landscapers, maintenance professionals and screening companies. Our top priority is to collaborate with public sector leaders to identify and implement proven solutions to Oregon’s ongoing housing crisis.

We know firsthand that housing affordability and availability remain critical challenges across Oregon, especially in unincorporated areas. SB 438 is a targeted, practical approach that enables many homeowners to provide housing for loved ones without requiring major infrastructure expansion or zoning changes. This type of gentle infill housing is a key part of addressing our state’s housing needs.

In addition to providing much-needed flexibility for homeowners, SB 438 helps address the growing demand for multigenerational housing. Many Oregon families are seeking ways to care for aging parents, support adult children, or provide stability for relatives facing economic hardship. This bill allows families to remain close while maintaining their independence, reducing the strain on social services and long-term care facilities.

Multifamily NW supports policies that increase housing opportunities across all regions of Oregon, and SB 438 is a step in the right direction. By allowing homeowners to add an additional dwelling for a family member, this bill strengthens multigenerational housing options, promotes economic stability, and provides more flexibility for Oregon families.

We urge your support for SB 438 and appreciate the opportunity to provide testimony.

Sincerely,

Zach Lindahl
Director of Government Affairs

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