



MULTIFAMILY NW

The Association Promoting Quality Rental Housing

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

RE: Concerns with SB 1576

February 5, 2026

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

For the record, my name is Zach Lindahl, and I serve as Director of Government Affairs for Multifamily NW. We represent nearly 300,000 rental homes across Oregon and the professionals who own, operate, and maintain them. Our members are deeply engaged in housing development and long-term operations, including efforts to expand accessible housing options.

Thank you for the opportunity to provide testimony on SB 1576. Multifamily NW has concerns with this bill, as it would impose highly prescriptive accessibility requirements that significantly increase development costs and restrict the production of new rental housing, including affordable and subsidized housing.

SB 1576 requires updates to the state building code to incorporate expanded accessibility standards and prohibits Oregon Housing and Community Services from funding new subsidized rental housing unless those standards are met. While the goal of improving accessibility in housing is important and widely shared, the bill goes beyond existing federal and state requirements and does so without providing additional flexibility or resources. This committee considered a very similar proposal last session in SB 444, which included a 10 percent Type A unit mandate and was followed by an amendment that would have increased that requirement to 5 percent. SB 1576 raises many of the same concerns regarding scale, cost, and feasibility.

Multifamily NW is not opposed to building more Type A units or expanding accessible housing options. Housing providers want to meet the needs of all residents and ensure housing is usable by as many people as possible. Over the past year, Multifamily NW has met multiple times with Disability Rights Oregon and other interested parties to discuss potential paths forward. In those conversations, we consistently expressed interest in working toward a solution grounded in data that demonstrates actual demand for specific unit types. Our concern is that SB 1576 mandates specific unit types and thresholds without first understanding or demonstrating demand, which risks creating units that remain vacant while driving up overall development costs. However, we did not see sufficient data to support the mandates proposed in this bill.

When accessibility requirements exceed demonstrated demand, those costs are borne by the entire project, making housing more expensive to build and operate and reducing the number of units that can be delivered. This is especially concerning for subsidized housing, where additional requirements can make projects financially infeasible and limit the state's ability to deliver affordable housing at scale. Multifamily NW would be more than willing to support legislation that aligns accessibility requirements with demonstrated demand, ensuring that resources are targeted where they are most needed and units are occupied rather than sitting vacant.

While we share the intent behind SB 1576, the bill's current approach risks limiting housing supply at a time when Oregon urgently needs more homes. For these reasons, we respectfully urge the committee to oppose the current language in SB 1576. We would be supportive of a bill that is a better balance between data driven need and the requirement for Type A units.

Thank you for your time and consideration.

Sincerely,

Zach Lindahl
Director of Government Affairs