



MULTIFAMILY NW
The Association Promoting Quality Rental Housing

To: Chair Keny-Guyer and Members of the House Committee on Human Services and Housing

From: Nellie deVries, Multifamily NW

Date: February 4, 2019

Re: Please Support House Bill 2055

Multifamily NW's members provide Oregonians with more than 250,000 rental homes statewide, making us the largest rental provider group in Oregon. We are an independent organization representing rental providers of all sizes, including many who operate affordable housing. Our members include property owners, managers, and vendors, and our industry supports thousands of jobs throughout the state.

Multifamily NW respectfully requests your support of HB 2055, which establishes the Workforce Housing Accelerator Program within the Housing and Community Services Department. The bill also requires the program to assist local government efforts to increase workforce housing through technical assistance and direct funding.

As you all know, Oregon is facing a serious housing crisis. Housing supply has been a major problem statewide. The construction sector was nearly crippled in the housing market crash in 2008 and lagged behind housing demand for several years. Residential housing construction starts have yet to return to their pre-recession peaks statewide.

Some of the barriers to increasing housing production include:

- Zoning restrictions, which create a shortage of zoned high-density sites and prohibit the addition of "missing middle" units in single-family neighborhoods;
- Escalating and misaligned fee structures, such as impact and linkage fees charged per unit instead of square footage;
- Poorly calibrated inclusionary housing exacerbated by rapidly changing market conditions; and
- Lengthy review processes that add cost and allow for manipulation by growth opponents.

Multifamily NW believes that HB 2055 is part of the solution. Thank you for your consideration.