

Submitter: Molly McGrew

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB67

Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

RE: Senate Housing and Development Committee SB67

Good Morning Chair Jama, Vice Chair Anderson, and Members of the Senate Housing Committee,

For the record, my name is Molly McGrew, I am testifying in favor of SB 67 on behalf of the members of Multifamily NW, who collectively own, operate, or manage 275,000 units of rental housing in Oregon.

We appreciate Senators Findley, Knopp, and Representative Owens for drafting this legislation as acknowledgment of the challenges that housing providers faced navigating numerous state and federal executive orders, as well as conditions placed upon them during various special sessions.

From the beginning of the pandemic until October 1, 2022, housing providers were mandated to house people without certainty of rental income. During that time, they were not included in legislative policies affecting their business until after they were developed, and they were kept at arm's length from agency decisions. Housing providers had to wait several months, and in some cases over a year or longer, to obtain rental assistance or to access the landlord guarantee fund. The infrastructure for delivering those services remains fragmented and needs to be addressed if you are going to provide a balanced solution to housing Oregonians.

Lest we forget, during the pandemic, Oregon lawmakers allocated over \$1 billion to address homelessness, provide rent assistance, fund transitional, shelter and turnkey solutions as well as develop affordable housing. Despite those investments, there was a net loss of rental housing during that same period of time. The combination of rental regulations, moratoriums, inflation, taxes, and increased expenses were also to blame. This ongoing loss of rental housing not only impacts tenants who need it, it thwarts the ability of communities to stem the tide of homelessness, private investors from building housing, and for employers to attract and retain employees. As this committee continues to seek a balanced approach towards solving Oregon's housing crisis, Multifamily NW endorses SB 67 as a step in the right direction toward preservation of rental housing by addressing lost rental income during the pandemic. Housing providers deserve your support and acknowledgment of their sacrifices

during the pandemic.

<https://www.oregonlive.com/opinion/2022/07/editorial-the-unintended-consequences-that-portland-isnt-tracking.html>

<https://www.opb.org/article/2022/11/30/bend-oregon-housing-costs-crisis-affordability/>

<https://www.oregon.gov/ohcs/about-us/Documents/gov-relations/2022-OHCS-Housing-Investments.pdf>

<https://www.oregon.gov/ohcs/about-us/Documents/gov-relations/07-01-2021-OHCS-2021-Legislative-Highlights.pdf>