



**MULTIFAMILY NW**  
The Association Promoting Quality Rental Housing

Oregon House Committee on Revenue  
900 Court St. NE  
Salem Oregon 97301

RE: Support for HB 2078

Feb. 2, 2025

Chair Nathanson, Vice Chairs Reschke and Walters, Members of the Committee,

Multifamily NW supports HB 2078, which extends the property tax exemption for multiunit rental housing.

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.

This exemption is an essential policy tool for preserving existing rental housing and encouraging new development in a market that continues to face severe supply constraints, which has real impacts on Oregonians.

Oregon’s rental housing market remains under intense pressure, with demand far outpacing available supply. Incentives like this exemption provide critical relief to property owners, allowing them to continue offering housing at competitive rates while ensuring the financial viability of rental projects. Without this program, we risk losing valuable rental units or discouraging further investment in the housing market, exacerbating affordability challenges for tenants across the state.

We urge the Legislature to pass HB 2078 to help maintain and expand Oregon’s rental housing supply. Stable, affordable housing is foundational to economic security and community well-being, and extending this exemption will help ensure that more Oregonians have access to the housing they need.

Sincerely,

Jonathan Clay  
Manager of Government & Public Affairs  
Multifamily NW

EXECUTIVE DIRECTOR  
Gary Fisher  
gary@multifamilynw.org

---

2025 BOARD OF DIRECTORS

PRESIDENT  
Andie Smith  
Pacific Urban Investors

VICE PRESIDENT  
Tiffany Wallace  
Cushman & Wakefield

SECRETARY  
Marcel Gesmundo  
Andor Law

TREASURER  
Jessie Dhillon  
Carla Properties

IMMEDIATE PAST PRESIDENT  
Josh Lloyd  
Guardian Real Estate Services

---

DIRECTORS

Brent Ellifritz  
PG Long, LLC

Brandy Guthery  
Greystar

Angela Hastings  
Avenue5 Residential

Michael Haviik  
PSU Center for Real Estate

Tim Jellum  
Mill Creek Residential

Dan Mason  
MG Properties

Kimberly McCafferty  
Lifetime Exteriors

Jennifer McCord  
Princeton Property Management

Leilani Reyes Stone  
HD Supply

Leah Sykes  
Andor Law

Jennifer Wyncoop  
CRMG