



MULTIFAMILY NW

The Association Promoting Quality Rental Housing

Senate Committee on Rules
900 Court St. NE
Salem Oregon 97301

May 7, 2025

RE: Concerns with SB 690

Chair Jama, Vice Chair Bonham, and Members of the Committee,

On behalf of Multifamily NW, we are submitting the enclosed testimony to communicate our industry's concerns with this proposed legislation.

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.

First, we feel strongly that support for pregnant Oregonians — particularly those seeking rental assistance — is needed. But this is not an issue specific to pregnancy. Rather, we need to fix a broken rental assistance system to help all Oregonians.

This legislation begs more questions than it answers. Will housing providers be expected to accept home pregnancy tests? How will we know whether a tenant is participating in this pilot program? What proof will there be that someone has applied for support with the state? And how will providers know what the criteria are to receive health-related social needs housing support?

Instead of looking at costly regulations that will clog courts with more evictions, we encourage this committee to work to fix the inefficiencies slowing our Oregon's existing rental assistance system.

This is not just our opinion. A recent Lund Report investigation published this week by Oregon Public Broadcasting puts a spotlight on the Oregon Health Authority's "bureaucratic nightmare in which the promised help often does not arrive in time." This reporting highlights yet another example of government oversight failing to do its job adequately and creating a maze of bureaucracy that falls well short of addressing this problem.

Currently, rental assistance for all Oregonians artificially increases the eviction rates by forcing rentals to go through the evictions process to be approved for rental assistance.

Oregonians should be concerned about any housing policies favoring certain residents based upon class, color, national origin, profession, or any other status. This will merely create a dangerous precedent for favored classes and adds to Oregon's already over-regulated housing industry.

Yes, there are solutions to this problem — but this legislation is not a solution, it is merely another set of problems. There is an urgent need to reform our current assistance programs so Oregon's agencies can fund applications rather than requiring housing providers to navigate even more confusing requirements.

Sincerely,

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