



MULTIFAMILY NW

The Association Promoting Quality Rental Housing

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

RE: Support for SB 1578

February 10, 2026

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

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 develop, own, operate, and maintain housing in communities large and small.

Multifamily NW supports SB 1578 because it creates new, flexible pathways to add housing in rural communities where supply is limited and options are often constrained. Oregon's housing shortage is not just an urban issue, and rural areas need practical tools that allow housing to be built in ways that make sense for their local context.

SB 1578 allows certain rural counties to modestly rezone land for residential development at appropriate densities and expands opportunities for rural accessory dwelling units. These provisions help unlock housing potential on land that is already developed or suitable for residential use, without requiring urban expansion or large-scale infrastructure investments.

Adding housing supply in rural areas supports local workers, families, and aging residents who want to stay in their communities. It also helps stabilize rural economies by making it easier for employers to attract and retain workers. Importantly, SB 1578 includes clear guardrails, reporting requirements, and a sunset provision to ensure the policy can be evaluated over time.

Multifamily NW supports policies that responsibly increase housing supply across all regions of the state. SB 1578 is a pragmatic step toward addressing rural housing needs and complements broader efforts to expand housing availability statewide.

For these reasons, we respectfully urge the committee to support SB 1578.

Thank you for your time and consideration.

Sincerely,

Zach Lindahl
Director of Government Affairs
Multifamily NW