



Multifamily NW

SPRING 2026

Legislative Update

Presented by : Zach Lindahl

April 8, 2026

WHO WE ARE

GOVERNMENT AFFAIRS AT MULTIFAMILY NW

- Represent housing providers across Oregon
- Advocate at state and local levels
- Engage in policy, elections, and stakeholder collaboration

OUR GOAL:

Ensure policies are workable and support housing stability



Zach Lindahl



Jonathan Clay



Jodi Hack



2026 SHORT SESSION OVERVIEW

**FAST. FOCUSED. HIGH
STAKES.**

- 35-day session (even-numbered year)
- Intended: budget & technical fixes
- Reality: major policy proposals impacting operations

TAKEAWAY:

This was not a typical short session

OUR APPROACH

GROUNDING IN COLLABORATION

- Worked across party lines
- Engaged stakeholders early and often
- Focused on practical outcomes

RESULT:

Moved several bills to neutral positions



BIG PICTURE OUTCOME



A SUCCESSFUL SESSION

- No opposed bills passed
- Key provisions improved
- Industry voice was heard

This only happens because of member engagement

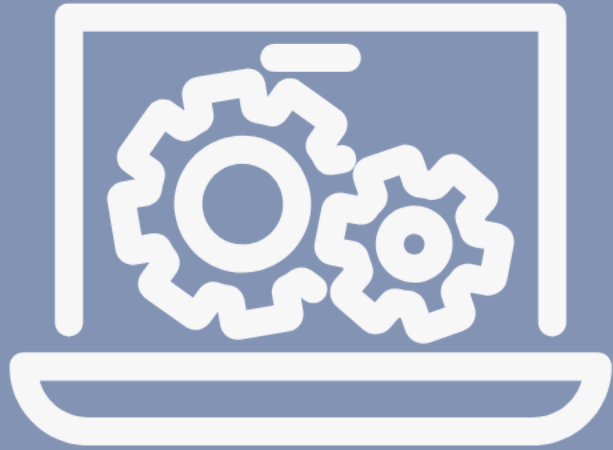
KEY BILL - HB 4123

DISCLOSURE OF CONFIDENTIAL INFORMATION

- Original concern: restricted operational information sharing
- Outcome: secured critical carve-outs

IMPACT:

Providers can continue essential operations



KEY BILL - SB 1523

RESTRICTIONS ON TECHNOLOGY

- Focus: tenant portals + paper applications
- Risk: burdensome compliance requirements

OUTCOME:

Balanced requirements, avoided unnecessary penalties

KEY BILL - HB 4128

SINGLE-FAMILY PURCHASE LIMITS

- Original scope impacted small providers
- Outcome: narrowed significantly

IMPACT:

No longer affects Oregon-based housing providers



PROACTIVE WIN - HB 4120

SMOKING POLICY CONVERSION

- Created clear path for policy updates

BIGGER PICTURE

- Tested new partnerships
- Built nontraditional coalitions
- Foundation for future proactive policy



WHAT'S NEXT

THE WORK CONTINUES

2026 ELECTIONS

- 75 legislative seats
- Local races; Portland

DEFENSE FUND FUNDRAISER

- April 23, 2026 - Pallas Apartments, Beaverton
- In attendance: Alex Phan, Rep. Nathan Sosa, Angelita Sanchez, Rep. Anna Scharf



ONGOING ADVOCACY

LOCAL + LONG-TERM FOCUS

- Active in Portland + municipalities
- Monitoring emerging policies

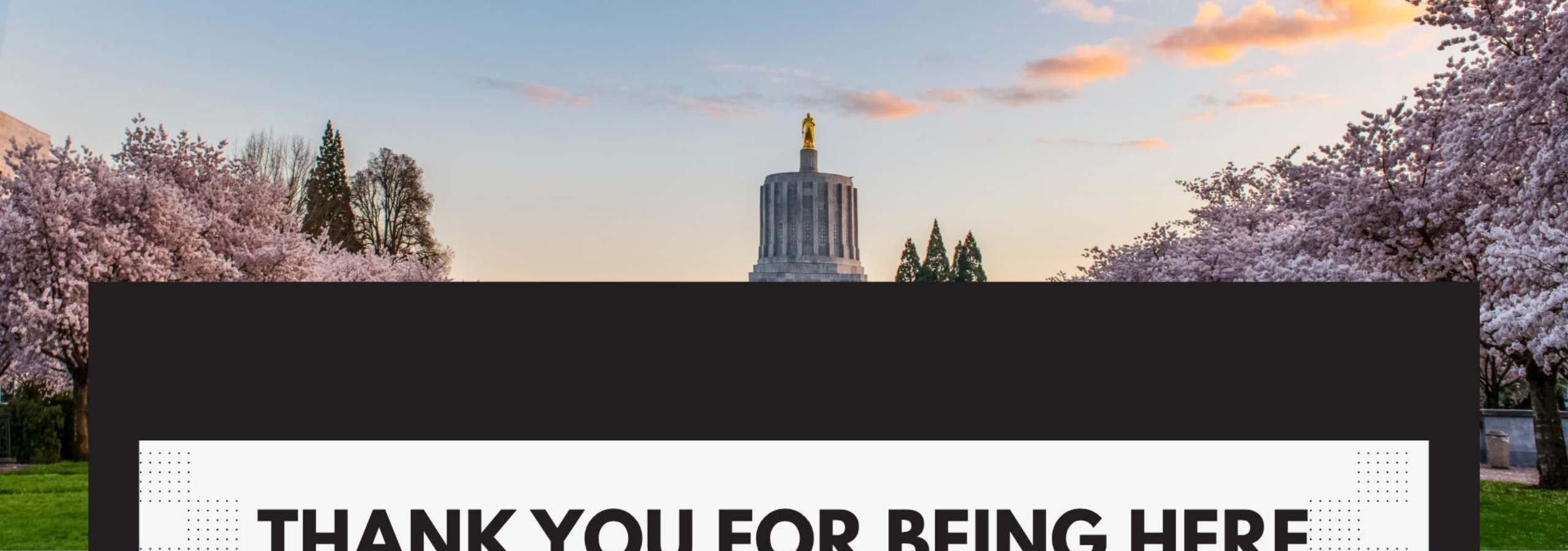
LOOKING AHEAD TO 2027

- Rent assistance reform
- On-site safety
- Proactive legislation development



THANK YOU TO OUR ADVOCATES THIS SESSION - YOU MAKE THE DIFFERENCE

- Aaron Kirk Douglas
- Ally Townsend
- Amy Oberholtzer
- Andrew Gilburne
- Angela Hastings
- Anthony Miller
- Ben Murphy
- Brad Smith
- Brandy Guthery
- Brenner Daniels
- Caleb Powell
- Cambry Leahy
- Chris Zelmer
- Christina Harp
- Connie Mager
- Dagan Townsend
- Daniel Hayes
- Don Peters
- Greg Frick
- Heather Pichel
- Inger Ellam
- Janos Bodnar
- Jennifer Wyncoop
- Jessica Greenlee
- Jessie Dhillon
- Kim Gaube
- Leah Sykes
- Lee Feherenbacher
- Marcel Gesmundo
- Martha Moore
- Megan Howard
- Nori Falconeri
- Robert Mager
- Rusty Gilburne
- Sara Patterson
- Steve Spitznagel
- Sylvia Walker
- Tim Jellum
- Toni Slightam
- Warren Wittig



THANK YOU FOR BEING HERE

ENJOY THE REST OF THE PROGRAM

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