



MULTIFAMILY NW

The Association Promoting Quality Rental Housing

Solutions for Affordable Housing in Oregon

Over the past few years, rents have continued to rise in Portland and across the state while incomes have lagged behind.

One of the major causes of rising rents is a significant increase in the demand for housing. Since 2010, over 115,000 people have moved to the Portland metro area and the population is projected to grow to nearly 3 million over the next 20 years. While people continue to move to the region, we haven't built enough housing to accommodate them. At the same time, many families who would prefer to purchase a home are renting because home prices have increased and competition for single-family homes is fierce. Even with thousands of new units built and thousands more in the pipeline, we are still playing catch-up. As a result, average rents in some communities have increased nearly 20 percent over the past five years and vacancies are at historically low levels, making it difficult to find an apartment even if you can afford the rent.

Strong communities require a diversity of housing options

The market data we collect, along with reviews of affordable housing policies in place across the country and the experience of our members, have shown us that the best ways to create affordability in the housing market is by adopting proven strategies that add to the housing supply and support the creation of more affordable units.

These strategies fall into two categories:

Category #1: Removing barriers and providing incentives to create a diversity of housing options

- Update zoning codes to allow for a wider variety of housing types at a range of price levels
- Remove barriers to quick development review, permitting and building additional housing supply, including adding additional units in existing buildings
- Expand and simplify incentive programs like MULTE in Portland that encourage developers to include affordable units in otherwise market-rate projects

Category #2: Growing resources to support affordable housing options for low-income families

- Increase the document recording fee for two to four years to fund affordable housing
- Increase rent assistance for low-income families who need 1-2 month's rent for additional stability
- Establish dedicated funding streams for affordable housing at the local, regional, and state levels
- Continue supporting the use of Low-income Housing Tax Credits

The members of Multifamily NW are owners and operators of both subsidized affordable housing and market-rate apartment buildings, all committed to collaborating with state and local leaders and advocates to pursue solutions that make our neighborhoods stronger and accessible to families of all incomes.

EXECUTIVE DIRECTOR
Deborah Imse
deborah@multifamilynw.org

2016 BOARD OF DIRECTORS

PRESIDENT
Dave Bachman
Cascade Management, Inc.

VICE PRESIDENT
Jeff Edinger
Tokola Properties

SECRETARY
Lisa Nerheim
Greystar

TREASURER
Chris Hermanski
Mainlander Property Management

IMMEDIATE PAST PRESIDENT
Scott Arena
Quantum Residential, Inc.

DIRECTOR

Amy Alcalá
Princeton Property Management

Barb Casey
Kennedy Restoration

Amanda Clark
Guardian Management, Inc.

Gary Fisher
Background Investigations, Inc.

Andy Hahs
Bittner & Hahs, P.C.

Ericka Hargis
WPL Associates

Angie Henry
Income Property Management

Maureen MacNabb
Capital Property Management, Inc.

Jill Smith
Home Forward

Jami Sterling
Sterling Management Group, Inc

Mark St. Pierre
Interstate Roofing

Mike Williamson
American Property Management