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February 5, 2026

House Committee on Housing and Homelessness

Support for HB 4123 – Landlord Confidentiality and Tenant Privacy

Chair Marsh, Vice-Chairs Andersen and Breese-Iverson, and Members of the Committee:

My name is Kevin Cronin, and I am submitting this testimony on behalf of Housing Oregon, the statewide association representing 147 nonprofit affordable housing developers, public housing authorities, and the mission-driven organizations that own and operate affordable housing across Oregon.

Housing Oregon supports HB 4123, and our members have voted to support this bill. We appreciate the Oregon Law Center's engagement with our organization early and often as this legislation was developed.

Affordable housing landlords routinely collect and safeguard large volumes of sensitive tenant information. In the course of applying for, securing, and maintaining housing, tenants and applicants are required to share personally identifying information, financial records, income and employment documentation, disability-related information, immigration status, and information related to domestic or sexual violence. This information is necessary to determine eligibility, comply with funding requirements, and operate housing responsibly, but it also places tenants in a position of vulnerability.

From the landlord perspective, this is fundamentally a matter of trust. Tenants are asked to share deeply personal information because they have no meaningful alternative. Affordable housing landlords understand that trust and take responsibility to be good stewards of tenant data.

Over the past several years, Housing Oregon has significantly expanded its training and support for frontline property management staff. Last year alone, we trained more than 400 property managers on best practices, with [sample policies](#), including how all data should be collected, stored, shared, and ultimately disposed of when no longer required. These trainings consistently

emphasize limiting access to sensitive information and private areas, obtaining written consent when information must be shared through recertification.

Many of the requirements in HB 4123 already reflect generally accepted best practices among affordable housing landlords. For example, our members routinely use written releases of information during certification and recertification processes to verify income, coordinate with service partners, or comply with funder requirements for anything that is not covered in the bill. HB 4123 does not disrupt these practices. Instead, it affirmatively and clearly allows necessary disclosures for background checks, administrative and court actions, and compliance with local, state, and federal funding obligations, while drawing a clear line against unnecessary or inappropriate disclosure.

Clarity is good. Oregon's landlord-tenant law does not currently provide explicit confidentiality protections for the sensitive information landlords are required to collect. HB 4123 fills that gap by establishing a clear, consistent standard across the state. From a landlord perspective, this clarity is beneficial. It reduces uncertainty, supports consistent training and compliance, and helps ensure that all landlords are held to the same baseline expectations.

Improper disclosure of sensitive information disproportionately harms tenants who are already at greater risk, including survivors of violence, immigrants, people with disabilities, and low-income households.

HB 4123 takes the best practices already in use by responsible affordable housing landlords and places them into statute. It protects tenants, provides legal clarity for landlords, and strengthens trust in the housing system without creating new operational barriers.

Housing Oregon urges your strong support for HB 4123. Thank you for the opportunity to submit written testimony and for your continued service to Oregon communities.

Sincerely,

Kevin Cronin

Director of Policy and Advocacy

Housing Oregon