

# Housing Development Center

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February 5, 2026

## **Re: Support for HB 4098**

Chair Sosa, Vice Chair Chaichi, Vice Chair Osborne, and Members of the Committee:

On behalf of Housing Development Center, I urge your support of HB 4098, Strengthening Consumer Protections in Oregon's Insurance Industry. The bill aims to close a critical gap in consumer protection, ensuring that insurance companies are held to the same ethical standards as other businesses in Oregon.

Housing Development Center is a nonprofit with 30+ years of experience providing technical capacity and expertise to community based affordable housing providers. We know that insurance industry regulations have tremendous impact on affordable housing owners and residents.

Insurance is an essential—and often legally required—service that Oregonians rely on to protect their homes and property. It serves as a critical safety net during times of crisis. When consumers pay insurance premiums, they do so with the reasonable expectation that their insurer will act in good faith and honor its commitments.

Yet Oregon's insurance industry remains the only major industry not covered by the Oregon Unlawful Trade Practices Act (UTPA). This exemption leaves consumers with fewer protections and limited avenues for recourse when they experience deceptive, unfair, or unethical insurance practices.

This bill would:

- Align insurance with other consumer industries
- Strengthen protections for policyholders
- Ensure Oregonians have meaningful remedies when insurers engage in unfair or deceptive conduct.
- Increasing accountability and helps promote greater consumer trust and confidence in insurance purchases.

For these reasons, we urge you to support HB 4098 to protect Oregonians from fraudulent and unethical insurance practices. Thank you for the opportunity to submit this testimony and for your service to Oregon communities.

Sincerely,

A handwritten signature in black ink, appearing to read "Traci Manning".

Traci Manning, Executive Director, Housing Development Center