



MULTIFAMILY NW

The Association Promoting Quality Rental Housing

Oregon House Committee on Housing and Homelessness
900 Court St. NE
Salem Oregon 97301

RE: HB 4037 – Support as Amended

February 5, 2026

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

For the record, my name is Jonathan Clay, and I serve as Government & Public Affairs Manager for Multifamily NW, the state's largest association representing housing providers across Oregon.

Multifamily NW appreciates the comprehensive and largely pragmatic nature of HB 4037. Many provisions in this bill are focused on preserving housing supply, supporting continued housing production, and ensuring existing housing remains viable. These goals are essential if Oregon is to meaningfully address its housing shortage.

Our initial concerns with HB 4037 centered on the provisions governing residential tenancies impacted by natural disasters. We support the clarity when a dwelling becomes uninhabitable due to events such as earthquakes, floods, or other disasters. In cases where a unit is destroyed or deemed uninhabitable, HB 4037 immediately terminates the obligations of the rental agreement.

We would appreciate the adoption of the -1 amendment, which addresses concerns we have if a resident does not vacate the unit despite the immediate termination due to the government agency posting that the dwelling unit is unsafe or unlawful to occupy. This added protection ensures a housing provider can remove any person who is putting themselves at risk in an uninhabitable property.

With these changes in place, Multifamily NW supports HB 4037 as amended. The bill now strikes a more appropriate balance between tenant protections and the practical realities of housing operations, while maintaining a strong focus on preserving existing housing and supporting continued housing production.

We appreciate the Legislature's willingness to work collaboratively with stakeholders to improve this policy and ensure it functions as intended. We respectfully urge the committee to support HB 4037 with the -1.

Thank you for your time and consideration.

Sincerely,

Jonathan Clay
Government & Public Affairs Manager
Multifamily NW