

**Testimony Submitted by  
Angela Donley, State Policy Director  
Oregon Consumer Justice  
To the Senate Committee on Housing and Development**

February 24, 2026

Regarding: Support for HB 4128 A

Chair Pham, Vice-Chair Andreson, and Members of the Committee,

For the record, my name is Angela Donley, and I appreciate the opportunity to provide testimony on behalf of Oregon Consumer Justice in support of HB 4128 A.

Oregon Consumer Justice (OCJ) envisions a vibrant future where all Oregonians live with dignity and abundance and experience health, joy, and economic opportunity. We work collaboratively across policy and advocacy, community engagement, and the law, to realize a more just and equitable Oregon where people come first. For too long, flawed systems and policies have stood in the way of this reality, with communities of color most often experiencing significant harm. Informed by consumer insights, OCJ works to make financial and business transactions reliably safe and supports Oregonians in knowing and exercising their consumer rights.

HB 4128 A advances core consumer protection values by treating housing as a necessity market, where fairness, transparency, and accountability are essential. The bill protects everyday homebuyers and sellers from exclusionary and opaque market practices driven by private equity companies, while preserving nonprofit and community-based housing models.

Oregon has seen an uptick in large institutional investors who can outcompete individual buyers through rapid, all-cash offers made before homes are meaningfully available on the open market. These practices restrict access to homeownership, drive up prices, and contribute to housing instability. Sellers are often unaware they are selling to large corporate landlords due to complex ownership structures and limited

disclosure, creating information imbalances and undermining informed consent.

HB 4128 A establishes a 90-day public listing requirement before certain large institutional buyers may purchase a single-family home and requires clear, notarized disclosures that identify covered institutional buyers and provide the Attorney General with strong public enforcement authority, including injunctive relief and civil penalties.

OCJ believes that HB 4128 A helps to restore balance by ensuring homes are available to Oregonians first, requiring transparency in transactions, slowing speculative acquisition, and enabling the state to enforce the law. We appreciate that this bill is narrowly tailored to target only the largest institutional actors while exempting nonprofits, community land trusts, public housing authorities, and resident-owned cooperatives.

Thank you for your consideration and your service in building the future that Oregonians deserve.