



Senate Committee on Housing and Development
900 Court St NE
Salem, OR 97301

February 24th, 2026

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

SETA is a non-profit, public service organization dedicated to renters' rights and interests. We provide free community resources, including our free Tenant Hotline, and we directly serve about 240 renter households every month through combinations of several programs.

SETA urges you to join us in support of HB 4128.

Every year, the pipeline for renters into homeownership is shrinking. Wage stagnation, housing supply, and rising costs all contribute to shrinking access for permanent housing - which are huge, multi-session challenges that the Oregon Legislature is working to resolve. What should not be a challenge, but strongly grows into one, is large, corporate, out-of-state REIT's who sweep up all available housing in an effort to raise prices and maximize profits.

HB 4128 addresses this exact problem directly. This bill requires that single-family homes be offered to the general public for at least 90 days before a covered entity can purchase them. For especially low to moderate income families, who already are in deep competition with investors in an ever shrinking housing market, now have a stronger chance to find and secure permanent housing. Providing long-term housing stability, intergeneration wealth building, and community growth through putting down roots, HB 4128 serves to greatly support Oregonians across the state.

We urge you to join us in support of HB 4082, preventing out-of-state corporations from taking homes away from Oregonians and keeping dollars local.

If you'd like to connect with me, please reach out to tmorris@springfieldeugenetenantassociation.com. Thank you for your consideration.



Sincerely,

A handwritten signature in blue ink, appearing to read "Tim", is positioned above a horizontal line.

Timothy Morris
Executive Director
Springfield Eugene Tenant Association