



We build strength, stability, self-reliance and shelter.

February 9, 2026

To: House Committee on Housing and Homelessness

**Re: Support for HB 4128 – Protect the purchasing power of everyday homebuyers.**

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

My name is Shannon Tennant and I am the Executive Director of Habitat for Humanity of Oregon. On behalf of our organization and the 23 local Habitat for Humanity affiliates we serve, we urge you to support House Bill 4128. This legislation promotes homeownership by holding off institutional investors until 90 days after a home enters the market.

Habitat for Humanity of Oregon supports and leads public policy efforts that advance progressive housing systems change and increase homeownership access and stability for community members who have experienced disproportionate hurdles to stable and affordable housing. One such hurdle is the frequency with which institutional lenders acquire single family homes as investment properties, turning what had been homeownership opportunities into rentals.

The buy-to-rent strategies used by these companies reduce the supply of homes available for sale. Diminished supply pushes prices higher, harming aspiring first-time homebuyers. Younger buyers and many communities of color are disproportionately affected by investor competition in the entry-level housing markets.

At Habitat for Humanity of Oregon, we strengthen the systems, resources and know-how needed to expand access to stable and affordable homeownership statewide. Becoming a homeowner allows families and individuals to establish deep roots in their communities. Children who remain in the same school district year after year have greater opportunities to thrive academically. Habitat homeowners can rest assured that their monthly housing costs are predictable and affordable, laying a strong foundation for economic resilience in uncertain times. HB 4128, when paired with the down payment assistance funded by HB 4136, will create a more favorable homeownership point of entry in our state.

HB 4128 protects the purchasing power of everyday homebuyers by ensuring that single-family homes are first made available to the general public, before large institutional investors remove them from the market.

Thank you for your dedication and service,

A handwritten signature in blue ink that reads "Shannon M. Tennant".

Shannon M. Tennant (FKA: Shannon M. Vilhauer), Executive Director