



February 11, 2025

Representative Pam Marsh
Chair, House Committee on Housing and Homelessness
900 Court St NE, H-474
Salem, OR 97301

Re: Support For House Bill 4128

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

On behalf of the Oregon Housing Alliance, I ask you to support Oregon homebuyers by voting yes on HB 4128. The average age for first-time homebuyers has increased to a record high of age 40. Homeownership is increasingly out of reach for low- and moderate-income Oregon families. While our housing crisis is due in part to a severe shortage, there are policy interventions that will help ensure homeownership is available to Oregonians who are ready to buy.

Private equity firms purchasing homes has become an issue in many states across the country. These homes become rental units, owned by out-of-state billionaire investors. Oregon can preempt this trend from coming to our state by passing HB 4128. This bill proactively restricts the ability of large-scale private equity investors to buy our homes before Oregon residents even have a chance to compete.

Don't wait until institutional ownership of Oregon's homes reaches levels seen in other regions. At that point it will be too late. Please act now to preserve homeownership opportunities for Oregon families.

The Oregon Housing Alliance is a statewide coalition of over 100 member organizations, including tenant organizations; affordable housing providers; social service providers and shelter operators; Community Action Agencies; Public Housing Authorities; housing industry businesses and professionals; city and county governments; and community-based nonprofits and advocacy groups. Our diverse membership is united by the belief that every Oregonian deserves a home that is affordable, stable, accessible and safe. To this end, we urge you to support House Bill 4128.

Sincerely,

Rebekah Markillie
Oregon Housing Alliance
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