



MULTIFAMILY NW

The Association Promoting Quality Rental Housing

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

RE: HB 4123 – Neutral with Amendments

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. We represent nearly 300,000 rental homes across Oregon and the professionals who own, operate, and maintain them.

Multifamily NW is a strong champion of federal and state Fair Housing laws, and we, and our members, invest heavily in education to ensure our members understand those obligations. We offer regular trainings that cover fair housing compliance, tenant privacy, how to identify bad actors, and how to appropriately cooperate with law enforcement when legally required, including when to say no. These trainings are designed to protect residents while also protecting staff who may be navigating high-pressure situations in real time.

We appreciate the -1 amendment to HB 4123, particularly the removal of phone numbers and email addresses from the list of information that cannot be shared. That change meaningfully reduces risk for housing providers and helps distinguish between sensitive personal information and routine operational data.

Multifamily NW is a partner in protecting tenants. We believe education, clear guidance, and enforcement against bad actors are the most effective tools to achieve the bill's goals. With the -1 amendment, Multifamily NW is neutral on HB 4123 and remains committed to working with lawmakers to protect tenants.

Thank you for your time and consideration.

Sincerely,

Jonathan Clay
Government & Public Affairs Manager
Multifamily NW