

COURTNEY NERON MISSLIN
STATE SENATOR
DISTRICT 13



OREGON STATE SENATE
Testimony in Support of HB 4128

February 10, 2026

Chair Marsh , Vice Chair Andersen, Vice Chair Breese-Iverson, and Members of the Committee on Housing and Homelessness,

Thank you for the opportunity to submit testimony in strong support of HB 4128, which protects access to homeownership for Oregonians and their families. Put simply, it prioritizes Oregon buyers before billionaire investors.

A few years ago, I met a constituent who shared with me words that I won't forget. "I'm working two jobs, but my wages are not keeping up with my rent and I'm getting farther and farther away from my dream of owning a home someday." Here in Oregon, with housing in short supply, it is especially difficult for people to move into one of the best pathways to a foundation for long-term financial security: home ownership.

But, there are other factors at play, as well: Oregon's tight housing market has seen a steady rise in homes purchased by private equity firms. Meanwhile, my constituents, hardworking Oregonians, plan carefully, save for years, and maintain hope that they can purchase their first home. We want Oregonians to feel they can choose a community and a place to settle down. Unfortunately they are forced to compete against private equity investors with effectively unlimited capital and no stake in our communities.

For large investment firms, a house is simply another asset to maximize returns, not a home to raise children or put down roots. We have an opportunity to level the playing field so that Oregonians, our actual community members, have a fair chance to find housing that meets their needs without being pushed into bidding wars against professional negotiators with deep pockets and no intention of ever becoming neighbors.

HB 4128 provides future Oregon homeowners with just enough of a runway to ensure that they can make the biggest purchase of their life. 90 days is a reasonable time for investment firms to wait, to give buyers the opportunity to write and make an offer.

Private equity doesn't need our help or our protection. I am here to look out for my constituents and all hardworking Oregonians who wish to realize their dream of homeownership and passing this bill to safeguard our housing market is one important step in that direction. I urge your support for HB 4128, a smart and protective solution.

Sincerely,

A handwritten signature in black ink that reads "Courtney Neron Misslin".

Senator Courtney Neron Misslin