



CONSOLIDATED OREGON INDIVISIBLE NETWORK

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To: House Committee on Revenue
From: Consolidated Oregon Indivisible Network (COIN)
Re: Support HB4136
Date: February 17, 2026

Chair Rep. Nathanson, Vice-Chair Reschke, Vice-Chair Walters, and Members of the House Revenue Committee:

The Consolidated Oregon Indivisible Network (COIN) supports HB4136, and we strongly urge you to pass this important legislation this year.

Today, it is not easy to achieve the American Dream of home ownership for the first time home buyer. Hurdles such as inflated rents, student loan remittances, record high interest rates, and lack of entry-level housing delay first home purchases. The average age of the first time home buyer is now 40 years old (NAR). It takes years of financial planning before one can turn the door knob on their own home.

During this legislative session, HB4136 offers relief to the hurdle of down payment for the first time home buyer. This bill will provide revenue to assist with down payment expense by eliminating the Oregon state mortgage interest deduction on single use vacation homes (not actively in the sales process) while leaving the deduction on primary residences. This targeted reform will create the Oregon Homeownership Opportunity Account that will be separate and distinct from the state's general fund. Monies from this account will be appropriated to the existing Housing and Community Services Department to be used solely for down payment assistance as administered through proven home ownership programs and nonprofit organizations to qualified buyers.

In a time of housing shortages, HB4136 will restore the original purpose of mortgage deductions which was to promote home ownership. It will shift assistance from occasionally occupied vacation homes to full time households who will plant familial roots and strengthen their Oregon community as they grasp the American Dream.

I write on behalf of COIN, a coalition of over 75 local Indivisible groups throughout Oregon that cooperate and amplify their joint efforts to advance important federal and state legislation and engage with elected officials to promote progressive causes for the benefit of all Oregonians.

Please vote YES on HB4136 to assist the first time Oregon home buyer.

Respectfully,

Jacqueline Brown (Milwaukie)

On behalf of the Consolidated Oregon Indivisible Network (COIN)