

Submitter: Rose M Ojeda

On Behalf Of:

Committee: House Committee On Revenue

Measure, Appointment or Topic: HB4136

Thank you for this opportunity to comment on HB 4136, which I fully support.

I am an active real estate broker who has listed and sold homes throughout the Willamette Valley. In my work, I speak to many potential buyers who have a strong desire to become homeowners, but do not have the significant savings needed for a down-payment. For a modest home of 3 bedrooms and 1-2 baths priced in the range of \$350K to \$400K, potential buyers would need to save up to \$80K for a down-payment. Many entry level households explain to me that the high cost of rental housing and child care does not allow them to save sufficiently for this level of down-payment. I recall one particularly powerful statement from a young professional woman who stated "My husband and I wonder if we'll be able to have a family and buy a home. We don't think we can do both." Is this the hard choice Oregonians want to force upon young families and other potential buyers? I don't think so.

Oregon must find an equitable solution to support households who want to buy their first home. Removal of the mortgage interest deduction (MID) on second homes is a reasonable solution, and one that will impact mostly higher income households who can afford the cost of owning two homes. This would include my spouse and I. We have sufficient income to adjust to the lost MID deduction on a second home. If it became a financial burden, we have the option of selling one of the homes, and still have the security of owning a home. Higher income households have affordable housing options. In this high housing cost economy, many younger and lower income households do not.

I urge your support of HB 4136.