



February 9, 2026

To: House Committee on Revenue
From: Peter Hainley, CASA of Oregon
Re: Support for HB 4136

Chair Nathanson, Vice-Chairs Werner Reschke and Walters, and Members of the Committee:

For nearly 40 years, CASA of Oregon has been serving the housing needs of farmworkers, veterans and families living throughout rural Oregon. We have taken keen interest in providing homeownership opportunities through our program: The first converts manufactured home communities to resident owned cooperatives. The second is through the provision of Individual Development Accounts (IDAs) to organizations throughout the state which helps families to become first-time homebuyers.

HB 4136 provides access to homeownership for Oregonians seeking to buy their first home and become active members of the community. It is a key route for generational wealth building. It is a modest realignment of tax policy on wealthier individuals who likely can live without a subsidy from the state on their second home.

HB 4136 would more narrowly define Oregon's mortgage interest deduction resulting in \$9-10 million being available for down payment assistance for first-time homebuyers. The bill ends the deduction of mortgage interest on vacation properties yet retains the deduction for one's primary residence.

This bill is a reasonable policy that the legislature should support. Please vote yes on HB 4136.

Thank you for your service to the people of Oregon.

Sincerely,

A handwritten signature in black ink that reads "Peter Hainley".

Peter Hainley,
Executive Director