



Sightline Institute is an independent, nonpartisan and nonprofit think tank working to advance sustainability in the Pacific Northwest. I work on our housing program, looking for ways to help people live closer to each other if they want to.

We're writing in support of HB 4136, ending Oregon's tax subsidy for second homes and dedicating the revenue to helping more people own their first home. We make this argument on environmental grounds, among others.

As Sightline has argued since the 1990s, subsidizing mortgages with an income tax deduction rewards people – especially wealthy people – for choosing to consume more housing. People should be allowed to consume as much housing as they choose, but at some point the public should stop *subsidizing* that choice.

HB 4136 expresses a very sensible value. Taxpayers would no longer subsidize interest on another taxpayer's second home. It's simply common sense to remove this needless incentive for Oregonians to let buildings sit empty.

The fundamental problem with US housing policy is that it's not about housing. It's about real estate.

Please pass HB 4136 to help refocus Oregon's housing policy on housing.

Michael Andersen
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