



February 18, 2026

House Committee on Revenue
Oregon State Capitol
900 Court Street NE
Salem, Oregon 97701

RE: HB 4136 Testimony

Representative Nancy Nathanson and members of the House Committee on Revenue:

The City of Bend urges your support of HB 4136, legislation that directs Oregon to set aside personal income taxes that taxpayers would have deducted for a residence other than their principal home, unless they sell that residence or actively market it for sale. The state then places those set-aside resources in an account that funds homeownership opportunities.

Nearly a quarter of Bend's community members spend more than half of their income on housing, leaving too little for food, health care, and other essentials. Households in these conditions need more pathways to stable, affordable housing.

The City of Bend invests its Affordable Housing Fund in homeownership opportunities. New tools such as HB 4136 will help buyers purchase an affordable home and enable the City to continue directing local dollars toward building more housing and strengthening overall market stability.

Expanding funding options for households seeking affordable homeownership will improve housing stability across Bend. The City partners with multiple homeownership development organizations to increase affordable home sales, yet many buyers still struggle to secure an affordable mortgage. HB 4136's set aside resources will help offer tenants in affordable rental housing a realistic path to homeownership when they are financially ready. Collaborative financing tools like this broaden the range of attainable housing choices.

Thank you for the opportunity to provide testimony.

Sincerely,

A handwritten signature in blue ink that reads "Racheal Egan Baker".

Racheal Egan Baker
Housing Division Manager
City of Bend