

Dear Representatives,
Renters, by definition, get nothing from this subsidy,

I strongly support this bill as it more equitably attributes tax income to address the urgent and overwhelming housing crisis we face while actively combatting housing speculation and pricing inflation caused by vacation rentals and second homes.

Our current MID is one of our state and country's primary structural reasons why the wealth disparity gets worse every year. Most of the benefit goes to higher end, mainly White, housing-secure homeowners, as opposed to helping lower income Oregonians buy and maintain their first home. The deduction is structured to benefit the most well-off homeowners: 60% of the subsidy goes to the richest fifth of Oregonians. Most low- and middle-income homeowners do not benefit from the deduction while more and more people are kept out of ownership opportunity. Following a year of racial reckoning led by the Black Lives Matter movement, many more White Americans have awakened to racial disparities, not only in policing, but also in wealth disparities in our country. The deduction exacerbates racial wealth disparities built up over generations, as well as the urban-rural divide, as a disproportionate share of the subsidy flows to urban areas. A modest reform frees up hundreds of millions to confront the housing crisis.

Two common sense changes would be to phase out the deduction starting at an income of over \$200K and end it entirely at \$250k and — at a time when some Oregonians do not have a roof over their heads — eliminate the deduction for owners of vacation homes. These modest, reasonable reforms would free up \$200 million each budget period to invest in confronting the statewide housing crisis. Such resources could build starter homes, keep struggling homeowners in their own homes, help struggling renters avoid eviction, and house children currently without a home.

Thank you for your time,
Nate Ember
Architect, home owner, equitable housing advocate