

Submitter: William Mohring

On Behalf Of:

Committee: House Committee On Revenue

Measure, Appointment or Topic: HB4136

Chair, Vice-Chair, and Members of the Committee,

My name is Will Mohring. I am a principal broker in Oregon, a housing advocate, and someone who has dedicated my career to helping Oregonians access homeownership and build long term stability through real property.

I appreciate the Legislature's focus on addressing Oregon's housing affordability challenges and the very real need to restore and expand down payment assistance for first-time and first-generation homebuyers. I strongly support that goal.

However, I must respectfully oppose the proposed policy to eliminate the Mortgage Interest Deduction (MID) for certain classes of homeowners via HB 4136.

As a Realtor and a property owner, I align with the long standing principle of the Oregon Realtors Association to preserve and protect private property rights and maintain stable, predictable tax policy for homeowners. Narrowing or eliminating existing deductions for lawfully owned property, whether a primary residence, second home, or other residential holding, sets a concerning precedent that certain forms of ownership are less deserving of protection under Oregon law.

Many Oregonians who own additional properties are not abstract investors. They are small business owners, housing providers, and community members who have worked hard to build long term financial stability and generational opportunity. Changes like this risk undermining confidence in Oregon's tax structure and could discourage responsible investment in housing at a time when we need more of it.

I also want to acknowledge the difficult fiscal environment our state is facing. The lack of funding for down payment assistance this biennium is deeply concerning, and I share the urgency to address that gap. But I do not believe that expanding access to homeownership should come at the expense of eroding existing homeowner deductions or creating new carve outs that penalize certain classes of property owners.

Instead, I encourage the Legislature to pursue policies that restore and prioritize funding for down payment assistance through broad based, housing-dedicated mechanisms such as direct General Fund allocations, housing trust funding, or other neutral revenue sources without narrowing longstanding homeowner tax provisions.

Oregon can and should support first time buyers while also maintaining its commitment to private property rights, fairness, and predictability in tax policy.

Thank you for your time and for your continued work on behalf of Oregon's housing future.

Respectfully,

Will Mohring
Principal Broker, Mohring Realty Group