



March 12, 2025

Representative Pam Marsh, Chair
House Committee on Housing and Homelessness
900 Court St NE
Salem, OR 97301

Re: Support for HB 3746

Chair Marsh, Vice-Chair Breese-Iverson, Vice-Chair Andersen and Members of the Committee:

The City of Hillsboro writes in support for HB 3746, which would address construction defects in condominium developments and remove barriers to condo development in Oregon. HB 3746 strikes an appropriate balance between condo owners' consumer protections and developers' ability to expand production of this key entry-level homeownership type.

HB 3746 aligns closely with Hillsboro's values and ongoing efforts to encourage housing production, equitable housing access, and community well-being. Hillsboro's recent Housing Capacity Analysis identified gaps in access to homeownership for Hillsboro residents. Furthermore, nearly half (48%) of Hillsboro's residents are people of color. People of color have historically had less access to homeownership and tend to be cost burdened more often than other residents. This means communities of color can experience elevated need for affordable housing, particularly ownership housing.

The City of Hillsboro has long been committed to creating a diverse housing stock, with particular emphasis on affordable housing (80% Area Median Income and below) and now middle-income housing (80%-120% Area Median Income) solutions and will be deepening that commitment through implementation of its recently adopted Housing Production Strategy (HPS). Providing more homeownership opportunities was a top priority for the City Council, the Technical Advisory Committee, and members of the historically marginalized communities focus groups that informed development and adoption of the HPS.

As the state implements policy changes to increase housing production, it needs to ensure that every housing type remains viable to produce. If Oregon does not address condo defect liability reform, a key component of entry-level homeownership opportunities will remain underrepresented in our state's housing mix and out of reach for too many families.

For these reasons, the City of Hillsboro respectfully urges your support for HB 3746. We look forward to continuing to work with you and other stakeholders to make Oregon a place where homeownership is within reach for all.

Sincerely,

Ariel Nelson
Government Relations Manager