

Garrett West
Medford City Council
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House Committee on Housing and Homelessness
Attn: Chair Representative Pam Marsh
Oregon State Legislature
900 Court St. NE
Salem, OR 97301

**Re: Urgent Support for HB 3746
The Most Important Housing Bill of the Legislative Session**

Dear Chair Marsh, Vice-Chair Anderson, Vice-Chair Breese-Iverson, and Members of the Committee,

Oregon is in a housing crisis, but we can start to solve it by passing HB 3746. As a member of the Medford City Council, I see firsthand how the lack of affordable homeownership options is preventing working families, young professionals, and retirees from putting down roots in our communities. If we want **thriving downtowns, an affordable Oregon, and sustainable development, we must pass HB 3746.**

This bill is about **building up, not just out.** If we fail to act, Oregon's cities will continue to expand outward, leading to more sprawl, longer commutes, increased emissions, and the loss of valuable farmland and natural spaces. HB 3746 removes barriers to condominium development, allowing us to affordably add density in walkable, transit-friendly areas where people want to live.

Why HB 3746 Must Pass

- It allows us to **grow sustainably.** Without condo development, we push housing further and further outward. This bill helps us revitalize our downtowns, reduce urban sprawl, and protect Oregon's landscapes.
- It makes **homeownership possible in urban centers.** Young professionals, families, and retirees shouldn't be priced out of our cities. Condos are often the only affordable entry point into homeownership in areas where single-family homes are unattainable.

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- It is an **environmentally responsible** housing solution. Denser, multi-family housing near jobs and transit reduces car dependency, lowers emissions, and supports vibrant, walkable neighborhoods.
- It **addresses Oregon's biggest housing bottleneck**. Condo construction has collapsed due to outdated liability laws. Without reform, we simply won't meet our housing production goals.

If Oregon is serious about affordable housing, smart growth, and reducing sprawl, this is the path we must take. Failing to pass HB 3746 means we are choosing an Oregon that is exclusionary, unaffordable, unsustainable, and increasingly out of reach for everyday people. We cannot let that happen.

I urge the Committee and the Legislature as a whole to pass HB 3746 and take a bold step toward a more affordable, livable, and sustainable Oregon.

Thank you for your time and consideration.

Sincerely,

Garrett West
Medford City Council