

To: House Committee on Housing and Homelessness

RE: Testimony in Favor of HB 3746

Dear Chair Marsh, Vice-Chair Breese-Iverson, Vice-Chair Andersen, and Members of the Committee. My name is Tyler King, a Realtor serving the Portland-Metro area and a resident of Milwaukie. I am writing in support HB 3746.

In my profession, I regularly observe the challenges facing Oregon's housing market. We have a significant shortage of affordable housing options that affects folks across various income levels and life stages. Condominiums can play an important part in addressing this shortage.

Condos serve a dual purpose in our housing ecosystem: They provide an accessible entry point for first-time homebuyers and a practical option for seniors looking to downsize. When a senior transitions from a larger single-family home to a condominium, they not only find housing that better suits their needs but also release single-family homes back into our market, increasing the options for other buyers

The current climate surrounding construction defect litigation is a major contributing factor in Oregon to stifling the development of new condominiums in the state. The risks to Developers, lenders, and insurers are just higher in Oregon compared to our neighboring states. And the truth is in the pudding: owner-occupied multifamily units permitted in this state is less than half the national average. And with such a high concentration of the most expensive type of housing (detached single-family homes), Oregon is the 5th least affordable state for housing relative to median household income. This regulatory environment has substantially reduced the development of a housing category that could serve many Oregonians.

HB 3746 offers a balanced approach to this challenge. It maintains important homeowner protections while creating reasonable parameters around the litigation process. I encourage you to support this bill to help create a more balanced housing market that serves Oregon residents.

Thank you for your leadership and consideration,

Tyler King, Realtor