

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

Thank you for the opportunity to submit testimony.

My name is Debbie Kitchin. I am a resident of Northeast Portland. I am writing in support of HB 3746. I believe this will reduce the costs of housing construction and specifically make homeownership more available to a larger number of our residents. Condos tend to be the least expensive homeownership option and can help provide opportunities for middle housing. The entire housing market is better for all Oregonians when more options are viable. The liability period matches other states on the West Coast. The bill represents a sensible and reasonable balance between consumer protection from construction defects and lowering the cost of housing. I would also recommend an amendment which would require private condos to get two moisture inspections in the first six years rather than the twice a year requirement currently in the bill.

We are in a housing crisis in Oregon and this affects communities all across the state. The impact of housing insecurity prevents individuals and families from building a strong foundation for life and is damaging to many communities.

Thank you for your attention.