

April 1, 2025

Representative Pam Marsh, Chair
House Committee on Housing & Homelessness
900 Court Street NE, H-474
Salem, OR 97301

Support for HB 3746: Build more homes for Oregonians!

Dear Chair Marsh, Vice-Chairs Breese-Iverson and Andersen, and members of the committee,

As condominium owners and members of homeowners' associations (HOAs), we call on the Legislature to adopt HB 3746, which will boost the production of condominiums and increase housing supply. More Oregonians deserve the homeownership opportunities that our families have benefitted from.

Condominiums can provide an affordable, accessible entry point to homeownership for working families across the state. The median sale price of a condominium in Oregon was \$341,000 in 2023 – 38% below the \$552,460 price of a stand-alone home. However, Oregon's rate of condominium construction has slowed to a crawl, contributing to our state's acute housing supply shortfall.

HB 3746 will bring Oregon's construction defect liability laws into line with our neighboring states, reducing the cost and risk of developing new condominiums while still providing condominium homeowners like us with assurances of construction quality through inspections, and a national-standard six-year window to seek recourse for construction defects.

We are homeowners today because condominiums were built in past years. Unless the Legislature eliminates barriers to increased condominium construction, these homeownership opportunities won't exist for Oregonians in the future. Please adopt HB 3746 to unlock homeownership for households across the state who are otherwise locked out.

Sincerely,

Michael and Maureen Andersen
Condominium owners, Portland

Anders Hart
Condominium owner, Portland

Lori Stenshoel
Condominium Owner, Eugene

Jake Antles
Condominium owner, Portland

Henry and Hayley Honorof
Condominium owners, Portland

Jeremiah and Victoria Via
Condominium owners, Portland

Micaela and Leon Barrett
Condominium owners, Portland

Kanna Hudson and Cameron Herrington
Condominium owners, Portland

Aron Wagner
Condominium owner, Portland

Jonathan Greenwood and Sam Little
Condominium owners, Portland

Iain MacKenzie
Condominium owner, Portland

Lynn Youngbar
Condominium owner, Portland

Rebecca Erickson
Condominium owner, Portland

Julia Metz
Condominium owner, Portland