

Submitter: Fiona Lyon

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: HB3746

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

I write 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.

Given the shortage of housing in the Portland metro region and throughout our state, modifying construction deficit liability law to help reduce barriers to condominium construction is an important step to take to spur housing development. One way in which to do so is to reduce the ten-year liability period, as HB 3746 does. Support of this bill can also add another option around vertical home-ownership models, which adds an additional housing type in the spectrum of housing options.

HB 3746 aligns closely with the Portland region's values and ongoing efforts to encourage housing production, equitable housing access, and community well-being. 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.

I 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.

Thank you for your consideration,

Fiona Lyon

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