

Submitter: Eric Thompson
On Behalf Of:
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: SB974

Oregon Homeworks is a developer/builder operating in the Portland market. We are exclusively focused on building detached single family homes using the middle housing cottage cluster code that is now available to us via HB2001. We have built 100+ such homes over the past few years, which we are individually selling (mostly to first-time homebuyers) using Oregon's condo code. As such, we have a keen understanding of the challenges in delivering affordable/attainable housing to Oregonians.

While I'm sure all of my middle-housing developer peers are in favor of reducing the liability claim window with condos from 10 years to 7, the moisture intrusion inspection requirement will have a negative impact on costs and project viability for the smaller middle housing projects we are building that are adding much needed more attainably priced housing throughout the state. I understand the need for such moisture testing relative to larger attached projects, but it doesn't make sense for the smaller detached projects we are building that act more like a detached single family home than a condo (note that single family builders aren't burdened with this same requirement).

While I am generally in favor of the reduced liability window, smaller developers such as myself would like to see detached units being excluded from the unnecessary moisture testing requirement as it will only add expense and thus run counter to the goal of making housing more affordable.