



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

Sightline Institute is an independent, nonpartisan think tank working to make the Pacific Northwest a global model of sustainability. I work on our housing program, looking for ways we can affordably and efficiently house every Oregonian.

Sightline supports HB 3746 as a way to reduce the cost barriers to housing construction and, specifically, to homeownership. In Oregon buildings of five or more homes built in 2020-2023, only 2 percent were owner-occupied. This is one-third of the national rate. **Condos tend to be the least expensive homeownership option; in neighborhoods with the highest land prices, they may be the only viable homeownership option.** Every Oregonian benefits when condos are a housing option.

This bill resembles similar laws in other states designed to balance the public's interest in ensuring that condo owners can buy safe and reliable homes against the public's interest in preventing predatory lawsuits that prevent safe and reliable homes from existing in the first place. A six-year window for defect lawsuits and a majority requirement for collective actions are sensible ways to strike this balance.

At least one amendment is warranted: the bill as introduced would require private condos to get moisture inspections every six months, forever. We understand that a future amendment will change this to twice in the first six years. Periodic moisture inspections are a good idea in much of Oregon, but not every good idea should be mandatory by law.

Please increase access to homeownership at lower prices, especially in the state's most valuable locations, by advancing HB 3746 with any friendly amendments from the proponents.

Michael Andersen
director, cities + towns