

Central Oregon Regional Housing Council

April 3rd, 2025

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

On behalf of the Central Oregon Regional Housing Council, I am writing to express our strong support for House Bill 3746. This bill is an essential step toward expanding middle housing options—such as condominiums—that provide attainable homeownership opportunities for Oregon's working families.

Central Oregon is facing a severe housing shortage, particularly for middle-income households that earn too much to qualify for affordable housing programs but cannot afford the rising costs of single-family homes. Condominiums and other forms of middle housing offer a critical solution by increasing the supply of homeownership opportunities at price points accessible to working families, first-time buyers, and essential workers.

Unfortunately, Oregon's current legal environment creates significant barriers to the development of condominiums. The threat of prolonged liability and construction defect litigation discourages builders from investing in these types of housing projects, limiting the availability of affordable homeownership options. HB 3746 helps address this issue by reducing the statute of limitations for construction defect claims, providing more certainty for builders while still ensuring homeowners have protections. This reform is key to incentivizing the construction of middle housing across the state.

Increasing the supply of condominiums and other middle housing types is essential for ensuring that teachers, nurses, firefighters, and other critical members of our workforce can afford to live in the communities they serve. For these reasons, the Central Oregon Regional Housing Council urges the Oregon Legislature to pass HB 3746 and take a crucial step toward increasing homeownership opportunities for middle-class Oregonians. Thank you for your leadership on this important issue.

Sincerely,
Central Oregon Regional Housing Council

Seth Crawford,
Crook County Commissioner

Phil Chang,
Deschutes County Commissioner

Seth Taylor,
Jefferson County Commissioner

Megan Perkins,
City of Bend Mayor Pro Tem

Central Oregon Regional Housing Council

Jeannine Earls,
City of La Pine Mayor

Eliza Wilson,
Homeless Leadership Coalition Chair

Mike Seibold,
City of Madras Councilor

Lynne McConnell,
Housing Works Executive Director

Cat Zwicker,
City of Redmond Councilor

Molly Heiss,
NeighborImpact Deputy Director

Sarah McDougall,
City of Sisters Councilor President

The Central Oregon Regional Housing Council is a collaborative body composed of elected officials and housing advocates from across the region, working together to address the housing challenges facing Central Oregon. The council provides a platform for regional coordination, policy advocacy, and strategic planning to increase housing availability and affordability for residents of all income levels.

Elected officials signing this letter do so in their capacity as members of the Central Oregon Regional Housing Council. Their support for this legislation reflects the collective priorities of the council and should not be interpreted as an official position of their respective municipalities or governing bodies.