

Submitter: Bjorn Beer
On Behalf Of:
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB3746

Housing authorities and non profits are being forced to sell off affordable housing assets for many reasons. If we passed HB 3746, we can give current residents of affordable housing assets the ability to buy their own units. But we right now, because Plaintiffs Attorneys run this state, no lender, investor, or buyer can touch condos. If we had Condo Defect Liability reform we can scale a model I've worked on with a prominent affordable housing group across the state. It's unfair that we are selling condos in Portland at lower than 200,000 per unit, but we are being hit by not only high taxes but also onerous insurance. If we can get insurance, we can scale our model. Right now, in Oregon, everyone is afraid of condos.

Passing HB 3746 will not only create incentives to create new condos, it will also solve a huge preservation problem for dozens of housing authorities and affordable housing nonprofits in Oregon.

HB 3746 is the ONLY housing production bill that doesn't tax payers a dime. And it solves a huge preservation "perfect storm" that is upon us.

Regards,

Bjorn Beer