



May 7, 2025

Senate Committee on Housing and Development
Oregon State Legislature
900 Court St. NE,
Salem, OR 97301

RE: Testimony in Support of HB 3746

Chair Pham and members of the Senate Committee on Housing and Development,

I am writing to express Beaverton's support for House Bill 3746, which aims to reform Oregon condominium regulations. This bill is essential for supporting local government housing production strategies, particularly in Beaverton, where there is a clear need for affordable home ownership options to meet the city's housing production goals.

Beaverton's Housing Production Strategy specifically highlights the importance of reforming condominium regulations to make them a more feasible option for affordable home ownership. By reducing the statute of limitations for construction defect actions and imposing clear notice and engagement requirements before homeowners or condominium association owners may bring or join a construction defect action, this bill strikes a good balance between owner protections and developer feasibility. Additionally, the requirement for moisture inspections by the board of directors of a condominium association in years two and six ensures that construction quality is maintained and homeowners are alerted to potential issues before the statute of limitations expires.

These measures will help streamline the process and reduce the burden on both owners and developers, making condominium ownership a more attractive and viable option across the state. House Bill 3746 is a crucial step towards achieving Beaverton's housing production goals, and I urge you to support this bill and help make affordable home ownership a reality for more residents in our community.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jenny Haruyama".

Jenny Haruyama

Beaverton City Manager