

May 5, 2025
Senator Khanh Pham, Chair
Senator Dick Anderson, Vice-Chair
Senate Committee on Housing and Development
Oregon State Legislature
900 Court St. NE, Salem, OR 97301

RE: Salem Chamber Written Testimony in Support of HB 3746

Dear Chair Pham, Vice-Chair Anderson, and Members of the Senate Committee on Housing and Development,

Our organization represents over one thousand (1,000+) local businesses and forty-five thousand (45,000) employees in the Salem area. The breadth and diversity of industries represented by our membership demonstrate an intersection of the small businesses that collectively create our state economy. The Salem Chamber supports a healthy business climate supported by home ownership and affordable housing, both of which are needed for economic growth.

Our community, like all of Oregon, is facing housing shortages impacting our workforce and ability to recruit and expand our small businesses. Condominium ownership creates wealth and financial stability for our residents and condo construction creates jobs and economic activity for our community. Condo prices are 38% lower than the medium price of a single-family home making them an affordable homeownership option. According to a 2024 Common Sense Institute Oregon report, condominium unit production has decreased by 92% between 2006 and 2023.

HB 3746 establishes a balanced approach between owners and contractors, bringing Oregon in alignment with our neighboring states on construction defect statute of limitations and repose. It provides pre-litigation remedies so both parties can avoid costly trial expenses; while still allowing a lawsuit to proceed should half of the condo owners vote that litigation is necessary. The risk reduction in this bill will encourage developers to increase condo unit production, adding to our much-needed housing supply.

This bill has broad support and the need for housing ownership is well founded and understood. Please support HB 3746 so our community can build jobs and prosperity.

Respectfully,



Tom Hoffert, CEO Salem Area Chamber of Commerce

**Salem Area Chamber
of Commerce**

President

Mike Herron • President
VIP's Industries Inc.

Executive Committee

Brandon Blair • Secretary
Summit Wealth Management

Ryan Dempster • Treasurer
Willamette Valley Bank

Rich Duncan • VP of Advocacy
Rich Duncan Construction

Ted Ferry • President-Elect
State Farm Insurance

Katya Mendez • VP of Events & Programming
Northwestern Mutual

Alan Rasmussen • Past President
LHE Investments

Angela Williams • VP of Membership
Huggins Insurance Services Inc.

Board of Directors

Jonathan Castro Monroy
Castro Monroy Group

Tammy Dennee
Oregon Cattlemen's Association

Jeff Dunn
Lineage Logistics

Lucy Escobar

Lucy Escobar Coaching & Consulting

Juli Foscilo
South Town Glass

Roger Hoy

Geppetto's Italian Restaurant

Jennifer Martin

First Commercial Real Estate

Dan McDowell

Pioneer Trust Bank

Diane McLaran

McLaran Enterprises Inc

Tyson Pruitt

Anthem Strategists

Bill Riecke

Bark Boys Inc.

Quandray Robertson

Q's Corner Barber Shop

Randy Sutton

Saalfeld Griggs PC

Eric Templeton

AmeriTite

Jim Vu

Core Solutions Consulting

Christy Witzke

SAIF

Chief Executive Officer

Tom Hoffert

Salem Area Chamber of Commerce