



MULTIFAMILY NW

The Association Promoting Quality Rental Housing

Oregon House Committee on Housing and Homelessness
900 Court St. NE
Salem Oregon 97301

EXECUTIVE DIRECTOR
Gary Fisher
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RE: Support for HB 3145

March 7, 2025

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

Thank you for the opportunity to submit testimony in support of HB 3145 on behalf of Multifamily NW. This bill will help address Oregon's urgent housing crisis by allowing the Housing and Community Services Department (OHCS) to use Local Innovation and Fast Track (LIFT) Housing Program funds for factory-built housing. It also requires OHCS to hire a contractor to support the factory-built housing industry and report on outcomes, ensuring accountability and effectiveness.

Multifamily NW is the largest association of housing providers in the state, representing nearly 300,000 units and every profession related to the industry — from property managers and owners to landscapers, maintenance professionals and screening companies. Our top priority is to collaborate with public sector leaders to identify and implement proven solutions to Oregon's ongoing housing crisis.

As Oregon continues to face a significant housing shortage, we must embrace innovative and cost-effective solutions to increase our housing supply. Factory-built housing offers a unique opportunity to deliver high-quality, energy-efficient homes at a lower cost and faster pace compared to traditional site-built construction. By expanding the use of LIFT funds to include this sector, HB 3145 will allow us to scale up housing production, making homeownership and affordable rentals more accessible to working families, seniors, and those in need.

Factory-built homes can be constructed in a controlled environment, reducing delays caused by weather or labor shortages. They are more affordable because the streamlined production process helps lower costs, making housing more attainable for low- and middle-income Oregonians. And modern factory-built homes meet high safety and energy standards, providing durable and environmentally friendly housing options.

Investing in this sector will create local jobs in manufacturing, construction, and related industries while fostering innovation in housing development. By requiring OHCS to hire a contractor to support the factory-built housing industry, HB 3145 ensures that this initiative is implemented effectively and maximizes its impact. Additionally, the requirement for a progress report to the Legislature by 2027 will provide valuable insights into the program's success and areas for improvement.

HB 3145 is a practical, forward-thinking solution to Oregon's housing crisis. On behalf of Multifamily NW, we urge you to support this bill.

Thank you for your time and consideration.

Sincerely,

Jonathan Clay
Manager Government & Public Affairs

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