

HB 3145 – Housing Materials & Methods Innovations

Accelerating the production of high-quality, energy-efficient homes

The severity of Oregon's housing crisis demands a relentless focus on innovations that can sustainably accelerate production of high-quality, energy-efficient homes at a lower cost. Other states and countries have found success with factory-produced housing and with the use of innovative materials and methods.

[HB 3145](#) provides Oregon developers, builders, factory operators, and communities the opportunity to test new approaches in the delivery of rental or ownership housing aimed at households earning up to 80% of AMI. Specifically, Oregon Housing and Community Services (OHCS) will use **\$50 million in Local Innovation and Fast Track (LIFT) to fund up to five projects, consisting of a total of approximately 200 units**. The knowledge gained from these projects will promote growth of the off-site construction industry in Oregon.

Key Elements of the Approach:

1. OHCS will solicit proposals from development teams inclusive of providers of “pre-fabricated structures” as defined in [ORS 455.010](#), and “manufactured housing” as defined in [ORS 446.003](#).
2. The projects should be geographically diverse and include coastal and eastern Oregon communities.
3. Non-traditional materials including mass timber are preferred, as are materials which provide environmental benefits like carbon capture or net zero homes, and those for which the raw materials are Oregon-sourced.
4. Developments may offer rental or ownership. Configurations may be detached single-family, duplexes or other small-plexes, cottage clusters, or stacked multifamily.
5. Housing units should be produced in Oregon, and to the greatest extent possible, developers need to be Oregon-based.

Technical assistance for the projects and implementation of the program will benefit from a cross-sector advisory committee which will include industry experts, other state agencies, local government, and more.



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