

Submitter: Patrick Faes

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure: HB2001

I am writing to oppose and address Section 47 of the -11 amendment passed by the committee today as it is currently written. It states a very specific term "Modular Housing" in regards to MODULAR HOUSING FUNDING and continues to use the term Modular. I would encourage the House Committee to take a step back and seriously consider amending the bill to include MANUFACTURED HOMES.

Modular homes refer to home built in a factory to LOCAL AND STATE BUILDING CODE; whereas Manufactured Homes - also built in a factory - are built to the nationally recognized Manufactured Housing and Safety Standards commonly known as the HUD code. These homes can be placed on all residentially zoned property in Oregon, and supersede any state, county or city codes that might cause additional cost or regulatory burden. It appears that the bill sponsors may have intended to remedy a limited supply of MODULAR production, that limited supply is the result of regulation, not funding. Opening HR2001 to Manufactured Housing production that is already in the housing pipeline and ready to scale up to meet the states critical need for new home production, it only makes sense to include the high-volume capacity of the Manufactured Housing Industry to help solve the shortfall.

There are currently five manufactured home factories within the state with current capacity for 3000-4000 homes per year while not a single large scale modular home producer currently exists and is able to ramp up any meaningful production. More importantly, those modular homes would be subject to the state complexities of code compliance, limited licensed labor force, and infrastructure for delivery and set up which would further delay the process of providing affordable homes to Oregon consumers.

The existing manufactured housing industry historically has delivered over 10,000 single family homes in Oregon per year. Our facilities are up and running and could scale with incentives and demand immediately. Through scaling, the Manufactured Housing facilities would not only build more homes faster and more cost effectively than the Modular product, but we would create and increase job opportunities throughout the state not only within our facilities, but with contractors that service our industry as we ramp up production and install more homes.

Adding two words "Manufactured Housing" next to "Modular Housing" to this bill would make the factory built housing portion a significantly factor stronger, more agile, and more immediate to meet Oregon's housing needs now.

I appreciate your consideration.

Sincerely, Patrick Faes
President - Oregon Manufactured Housing Association
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