

HB 3145: Advances innovative housing construction methods

Housing that can be built and sited quickly, especially for people with moderate and lower incomes



Helps Oregon build housing quickly

Encourages less-expensive, quick-to-build housing

Supports Oregon-based manufacturers

Enables steady production of homes and jobs

The issue

Oregonians need innovative housing-development solutions to help fill gaps in our housing production. All communities, especially smaller and rural cities and towns, need efficiently produced high-quality, energy-efficient, and less expensive homes.

The solution

HB 3145 invests in some of the many innovative housing-construction methods and materials that already exist – such as modular, mass timber, and factory-produced housing. Such methods allow housing of different sizes to be built, generally off-site, and assembled on-site at costs greatly less than conventional homebuilding methods, and yet the housing blends in with existing conventional homes.

How it works

HB 3145 will invest across Oregon in innovative housing-construction industries, helping produce housing quickly, refine methods, and provide jobs by:

- Establishing five pilot-project sites for these innovative housing developments, geographically dispersed around the state with a focus on coastal and Eastern Oregon communities
- Funding Oregon-based manufacturers of various types of pre-fabricated homes
- Emphasizing nontraditional building materials, such as mass timber and energy-efficient materials
- Producing a variety of housing types, including single units, duplexes, cottage clusters, and three- and fourplexes for Oregon families with lower incomes
- Providing technical assistance and education to builders and cities to get housing produced and sited quickly
- Investing \$50 million to fund the five pilot projects and \$650,000 to provide education and technical assistance

Since 1974, 1000 Friends of Oregon has worked with Oregonians to enhance our quality of life by building livable urban and rural communities, protecting family farms and forests, and conserving natural areas.



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Eastern Oregon: Modular construction + workforce development

A La Grande-based developer has established a modular construction facility in Eastern Oregon, supporting a replicable development model to address housing needs across the region.

- **Replicable, diverse housing solutions:** This builder has applied their modular design across multiple developments, offering a wide range of housing options, including extremely low-income cottage cluster villages, affordable homeownership opportunities, and market-rate rentals.
- **Strategic partnerships:** Includes collaborations to develop Veteran Villages and affordable homeownership opportunities with Habitat for Humanity.
- **Workforce development:** Partners with local high school Career and Technical Education (CTE) programs, tribal groups, and other training programs to provide on-the-job training, supporting trades education and pathways to employment. The developer is currently exploring opportunities to replicate this model with Hood River's CTE program.

Stackable, replicable, panelized mass timber construction

A pilot project called Shortstack is offering middle housing solutions that range from backyard additions to 10+ unit infill developments, using a panelized mass-timber module for scalability and efficiency.

- **Mass timber construction:** Developments feature cross-laminated timber (CLT) floors and roofs paired with traditional wood stud walls.
- **Affordable infill housing:** The first phase of Shortstack Housing will deliver 108 homes attainable to middle-earning households (up to 80 percent of area median income).
- **Family-sized units:** Developments include four-story walk-ups that prioritize family-sized units (two and three bedrooms).

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