

Submitter: Ernesto Fonseca
On Behalf Of: Hacienda CDC
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB3145

Like most US states, Oregon suffers from a severe housing shortage. Underproduction over the past decades has created some of the worst conditions for future homebuyers and renters, and affordability is at its lowest levels ever.

Our state needs over 50,000 units for all income levels to meet current demand. These numbers are pragmatically impossible to meet with current systems and traditional construction methods. A multifamily complex can take at least three years from conception to completion, and it can take up to five years. These delivery timelines are inadequate at best. When these projects are completed, the wait list for more units will already add more need and houseless families and individuals.

On the other hand, manufactured housing, modular housing, and off-site production of high-quality houses can offer a much faster path to meet our current and future housing needs. At Hacienda, we have tested this approach and have been able to deliver housing units in record times. With the right regulatory and financing systems, Hacienda and others can step up and deliver much-needed housing units across the state in a matter of months not years.

Bipartisan House Bill 3145 (HB 3145) will offer a path by allowing \$50,000,000 of funds in the Local Innovation and Fast Track Housing Program Fund (LIFT) to be used for production housing. This is a win-win for everyone. It will enable us to expedite training local developers, continue to expand the use of Mass Timber and focus our efforts on closing the housing production gap sooner rather than later.

We at Hacienda CDC strongly support the passing of HB-3145 to allow OHCS to award \$50,000,000 for housing off-site production.

Thank you,

Dr. Ernesto Fonseca
Chief Executive Officer
Hacienda CDC