



House Housing and Homelessness Committee

March 10, 2025

Testimony in support of HB 3144

Bill Van Vliet, Executive Director
Network for Oregon Affordable Housing (NOAH)

Chair Marsh, Co-Vice Chairs Anderson and Breese-Iverson, and members of the committee, my name is Bill Van Vliet, Executive Director of NOAH, the Network for Oregon Affordable Housing and I'm here in support of HB 3144.

NOAH is a statewide nonprofit that provides financing for multifamily affordable housing projects and manufactured home parks throughout the state of Oregon. In addition to our traditional programs, we are currently in the process of launching a new home mortgage fund for first-time homebuyers.

We currently offer a wide range of financing programs and have over \$420 million of capital available to lend in our work.

Today in Oregon, there are over 140,000 manufactured homes which provide affordable homes. For decades, Oregon has allowed the placement of manufactured homes on single family residential lots within urban growth boundaries.

For many years NOAH's been active in policy discussions and advocacy for the expanded use of manufactured and modular housing as an affordable housing resource. During the 2022 session, I was part of a workgroup led by Rep. Marsh to craft and pass HB 4064, which clarified and removed outdated standards for the placement of manufactured and modular homes in neighborhoods.

In October of 2023, NOAH sponsored a statewide training to educate affordable housing developers about the advantages of manufactured housing as a tool they could use in their programs. This training included a panel of national experts about the use of manufactured homes for homeownership in new subdivisions and residential infill projects.

Slowly, we're helping to remove barriers and build the capacity of the affordable housing industry to take advantage of these lower cost construction techniques to produce quality homes at affordable prices.

HB 3144 helps close one final gap that can be a barrier—it prevents recorded documents of a planned community from banning the use of manufactured dwellings and prefabricated structures.

This bill will only apply to new planned communities going forward, and is consistent with previously approved similar protections for the use of middle housing and ADUs in recorded documents.

Oregon has both a housing crisis and an affordability crisis. To solve those, we need to remove barriers that unnecessarily prevent the use of existing lower cost solutions, such as manufactured and modular homes. We expanded the ability to use these housing types in 2022. We missed one technical piece, and this bill simply seeks to close the loophole.

I urge your support of HB 3144.

Thank you.