



We build strength, stability, self-reliance *and* shelter.

March 17, 2025

To: House Committee on Housing and Homelessness

RE: Support for HB 2258

Dear Chair Marsh, Vice-Chairs Breese-Iverson & Andersen, and Members of the Committee:

My name is Shannon Vilhauer and I am the Executive Director of Habitat for Humanity of Oregon. On behalf of our organization and the 23 local Habitat for Humanity affiliates we serve, we urge your strong support for HB 2258.

This Oregon Homes legislation (HB 2258) will expedite the production of new homes by streamlining approvals for a variety of housing types: single family homes, accessory dwelling units (ADU's), duplexes, triplexes, quads, townhomes and cottage clusters. Importantly, HB 2258 specifies that the resulting middle housing units may be either attached or detached. In addition, this bill explicitly applies to prefabricated and modular housing.

Currently, Habitat for Humanity of Oregon is collaborating with Gust Tsiatsos of GCT Land Management in La Grande, a modular home builder, and our state's one remaining, volunteer-run affiliate to develop 14 homes within 30 months on an infill site less than two miles from the high school. Using Habitat's traditional approach of raising the funds, organizing community volunteers and building a home, it has typically taken this affiliate two to three years to build and sell one home. We're very excited about this development. We have a LIFT Homeownership application pending to support this work. The Oregon Community Foundation provided us with a grant to develop replicable 3-bedroom, 2-bathroom, modular house plans with the builder. Three of the homes on this site will be 1,316 square feet, with an extremely livable floor plan. The 1-bedroom, permanently affordable cottages will provide energy-efficient and affordable opportunities to age in place. All 14 of these homes will be single story and fully accessible. The city of La Grande is committed to meeting their housing supply deficit, to the benefit of local community members, and has been an amazing partner. Habitat for Humanity of Oregon and GCT Land Management view this collaboration as a pilot we are eager to deliver and replicate—especially in other rural Oregon communities.

This type of exponential increase in affordable homeownership production was literally unthinkable just three years ago. While it has taken some time for new, middle housing land use regulations to hit the ground locally, these opportunities are opening up daily. Our state's growing acumen in the areas of manufactured, modular and mass timber construction have tremendous promise. HB 2258 will further expedite the ability of Habitat for Humanity, housing authorities, municipalities and other nonprofit developers to bring our production to scale—especially in rural Oregon communities.

HB 2258, the Oregon Homes strategy for developing pre-approved residential plans for a variety of housing types, will pair with other housing supply innovations, like the middle housing land division, LIFT Homeownership resources and our state's emerging modular housing industry, to scale up the supply of entry level homes for sale and rent across the state. We urge your strong support.

Thank you for your leadership and service,

A handwritten signature in blue ink that reads "Shannon M. Vilhauer". The signature is fluid and cursive, with the first name "Shannon" and last name "Vilhauer" clearly legible.

Shannon M. Vilhauer, Executive Director