



Chair Marsh, Vice-Chairs Breese-Iverson and Andersen, and members of the committee,

Sightline Institute is an independent, nonpartisan think tank working to make the Pacific Northwest a global model of sustainability.

To build more homes and hold down their prices, it needs to get less expensive to create homes. And **HB 2258 offers a rare and exciting opportunity to multiply the effectiveness of your work over the last couple sessions to reduce the hard costs of building things** by scaling up factory-built housing. Pre-approval of what would effectively be a catalogue of simple homes on small lots, both attached and detached, has the potential to help modular and prefabricated housing scale up.

The chance to standardize more housing plans and mechanize more construction tasks, if it leads to more factory-built housing, could have many potential benefits: to worker safety; to construction productivity per hour and therefore to workers' wages; to construction quality. This standardization across the state is of course not a guarantee that more factory-built housing methods can be brought to market. But the patchwork of slightly different land use rules from jurisdiction to jurisdiction is, in the words of one industry expert I spoke with while researching this bill, "a primary issue that would have significant, positive impacts if removed."

One note for future amendments to this statute: It may be that pre-approved building permits are significantly more applicable than pre-approved land use permits, or vice versa. This policy would be more likely to be used if it allowed landowners to pursue one standardized application or the other without necessarily pursuing both. As another industry expert pointed out: there is almost always *someone* on a development team who wants to do *something* their own way.

The simple starter home on a small lot, either detached or attached to other homes, is a timeless idea that has been housing humans for literally thousands of years because it is land-efficient, energy-efficient, and economically efficient. HB 2258 gives Oregon a chance to adapt it for our modern context.

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