



Senate Housing and Development Committee

May 5, 2025

Testimony in support of HB 3144

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

Chair Pham, Vice Chair Anderson, 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.

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.

NOAH has 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 Marsh to craft and pass HB 4064, which clarified and removed outdated standards for the placement of manufactured and modular homes in neighborhoods.

Slowly, we're helping to remove barriers to take advantage of these lower cost construction techniques to produce high quality homes at affordable prices.

HB 3144 helps close one final gap that can be a barrier—it prevents recorded documents of a **NEW** planned community from banning the use of

manufactured dwellings and prefabricated structures. Here are a few key comments:

- This bill will only apply to new planned communities going forward, **NOT** existing planned communities.
- Language from the bill is consistent with previously approved similar protections for the use of middle housing and ADUs in recorded documents.
- Concerns about neighboring home values—studies show that new manufactured homes placed in neighborhoods appreciate in value similarly to site-built homes.
- Insurance and financing costs would increase for surrounding homes—our experts disagree and say there should be no effect on insurance or financing costs simply by the presence of a manufactured home nearby.

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.