



Joint Committee On Ways and Means
Subcommittee On Capital Construction
Oregon State Legislature
900 Court St. NE
Salem, OR 97301

**Re: Testimony in Support of Rural Oregon Modular Mass Timber Workforce Housing
Lottery Bond Request, Senate Bill 5701**

Co-Chairs and Members of the Subcommittee:

My name is Darin Henry, and I am a principal with Miller Springs Founders LLC, the master developer and landowner of the Miller Springs subdivision in Burns, Oregon. I am writing to express my strong support for the Regional Rural Revitalization (R3) capital request in Senate Bill 5701 and to confirm my commitment to partner with R3 on The Homestead at Miller Springs, an 84-unit modular workforce housing community in Burns, Oregon.

Miller Springs is a master-planned subdivision inside the Burns city limits where Phase 1 public infrastructure—new local streets and utilities over approximately 7.27 acres of right-of-way—was completed in November 2025 through a public-private partnership between R3, the City of Burns, and Miller Springs Founders LLC. The Homestead phase builds on that investment by delivering 84 new homes at a net residential density of 20.4 units per acre on 4.11 acres.

With the infrastructure work completed, these modular mass timber multifamily homes (multiplexes, quads, and duplexes) will meet city standards for fire access, emergency response, and subdivision and building approvals, allowing vertical construction to proceed without delay. **All 84 housing units will serve households at or below 120 percent of area median income.**

Modular builder MODS PDX will construct the M9, M30, and M60 buildings using modular mass timber prefabrication supported by R3's prior design grants, significantly compressing construction timelines and making it possible to bring units online quickly despite rural labor constraints. Miller Springs Founders is securing up to \$25 million in Qualified Opportunity Zone equity to finance the 84-unit vertical development, and we will have this equity fully committed prior to breaking ground on the HIFP-funded site improvements.

From a developer's perspective, the biggest challenge in Burns is not demand; it is stitching together the infrastructure and construction capital needed to convert platted ground into homes at the speed and scale the community needs. The **R3 capital request in SB 5701**

complements our Opportunity Zone investment, closing the remaining financing gap for affordable workforce housing at Miller Springs.

I am fully committed to moving The Homestead at Miller Springs forward as soon as the capital in SB 5701 is available. The subdivision is platted, the Phase 1 backbone infrastructure is in the ground and accepted by the City, cost estimates and work plans are complete, and R3 is prepared to serve as procurement authority and grant administrator under our joint development agreements. **This funding request gives Burns a realistic, shovel-ready path to 84 new, covenant-restricted workforce homes** that will support local employers, schools, and healthcare providers, while demonstrating a replicable model for rural Oregon communities under 2,500 people.

For these reasons, I respectfully urge you to **support the R3 capital request in Senate Bill 5701**. This investment, leveraged with our HIFP application and private Opportunity Zone capital, will turn an existing public infrastructure investment at Miller Springs into real homes for working families in Burns and provide a blueprint for modular, high-density rural housing across the state.

Thank you for your consideration and for your continued work to address Oregon's rural housing needs.

Sincerely,



Darin Henry
Owner, Miller Springs Founders LLC