

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 Nick Green, and I serve as the Managing Director of the Regional Rural Revitalization (R3) Strategies Consortium, an ORS 190 intergovernmental agency formed by small cities to plan, finance, and deliver rural housing and infrastructure projects. R3 currently has approximately 540 homes and home sites in construction across ten rural Oregon counties.

We are requesting capital in Senate Bill 5701 to complete site improvements and modular mass timber workforce housing in **four construction-ready subdivisions** in Vale, John Day, Burns, and Baker City (House District 60).

Vale, Oregon (Enclosure 1). In Vale (Malheur County), R3 is partnering with Warrington Construction at Wildwood Estates, a platted and serviced subdivision where local builder Brooks Warrington owns **30 construction-ready lots**. SB 5701 funds will provide the equity needed to pair private capital with modular mass timber homebuilding, allowing Warrington Construction and R3 to deliver new workforce homes at attainable prices on a mix of existing and newly replatted Wildwood Estates II lots (Lots 32–61), with lot sizes ranging from roughly 8,000 to 13,000 square feet and current land prices that support modest, high-quality homes for local working families.

John Day, Oregon (Enclosure 2). In John Day (Grant County), R3 is advancing The Ridge, a modular townhome project that has already been packaged for the Housing Infrastructure Financing Program (HIFP) and scored competitively. The Ridge provides **23 dwelling units**—18 primary owner-occupied townhomes and 5 basement accessory dwelling units—on approximately 3 acres, with a net density of 8 units per acre and 30 percent of units covered by a 30-year affordability covenant for households at or below 120 percent of area median income. SB 5701 resources will complement HIFP infrastructure funding (about \$280,000, or \$12,000 per unit) by securing the modular equity needed to move permitted lots into **rapid construction** and to demonstrate how prefabricated mass timber can deliver high-quality ownership housing in a town of 1,600 residents.

Burns, Oregon (Enclosure 3). In Burns (Harney County), R3 is partnering with the City of Burns and Miller Springs Founders LLC on The Homestead at Miller Springs, an **84-unit modular**

rental community on Lots 2 and 4–7 within the fully platted Miller Springs subdivision. Phase 1 public infrastructure—new streets, water, sewer, and stormwater over roughly 7.27 acres of right-of-way—was completed in November 2025 and accepted into city ownership; The Homestead will now extend domestic and fire water mains, 8-inch gravity sewer mains and laterals, stormwater facilities, and utility trenches to serve six 12-plex buildings (M60), two quadplexes (M30), and six duplex villas (M9) at a net density of 20.4 units per acre. We are positioned to bring these modular housing units to market quickly; SB 5701 capital allows us to align this infrastructure work with the broader modular portfolio, **lowering costs and de-risking delivery.**

Baker City, Oregon (Enclosure 4). In Baker City (Baker County), R3 is supporting a diversified pipeline of subdivision, infill, ADU, and historic renovation projects that together total 105 homes funded under our revised Baker City portfolio. This slate includes the Silver Birch subdivision (Damschen LLC), Park Springs subdivision (Big Creek Builders), the Overton/Callison subdivision on Clark Street, Holman and Rainey historic renovations, the Letourneau/Bell Torno sixplex near the hospital, the Bain manufactured home subdivision, Klement Cottage Clusters, and infill homes at multiple sites. **R3 has committed approximately \$2,295,000 in Baker City across 52 units already under construction and 53 additional units in the pipeline,** using milestone-based grants and forgivable loans to minimize risk and ensure projects move from paper to permits to occupancy. SB 5701 funds will enable us to pair this pipeline with our **modular mass timber program and rural construction financing tools, accelerating delivery of both owner-occupied and rental workforce housing** while leveraging local and private investment.

Taken together, these four projects—Wildwood Estates in Vale, The Ridge in John Day, The Homestead at Miller Springs in Burns, and the Baker City portfolio—will **deliver at least 50 modular mass timber workforce homes in the next two years,** directly supported by this capital request, and they plug into a broader R3 pipeline that is already producing more than 500 homes across ten counties. **Each project is platted, entitled, and linked to either existing or planned infrastructure and financing** (HIFP, Opportunity Zone equity, local URA incentives, and private capital), which means SB 5701 dollars will translate quickly into actual units on the ground rather than additional planning studies.

As an intergovernmental consortium, R3's role is to pool the capacity of small cities, align state and federal tools, and structure public-- private partnerships that small markets cannot assemble on their own. **SB 5701's investment in modular mass timber workforce housing will strengthen that platform and allow us to move these four ready projects—and the rural portfolio they anchor—from concept and entitlement into construction and occupancy** within this biennium.

For these reasons, I respectfully urge you to support the R3 capital request in Senate Bill 5701. This investment will accelerate workforce housing delivery in Vale, John Day, Burns, and Baker City, and will build on an intergovernmental model already delivering results across rural Oregon.

Sincerely,

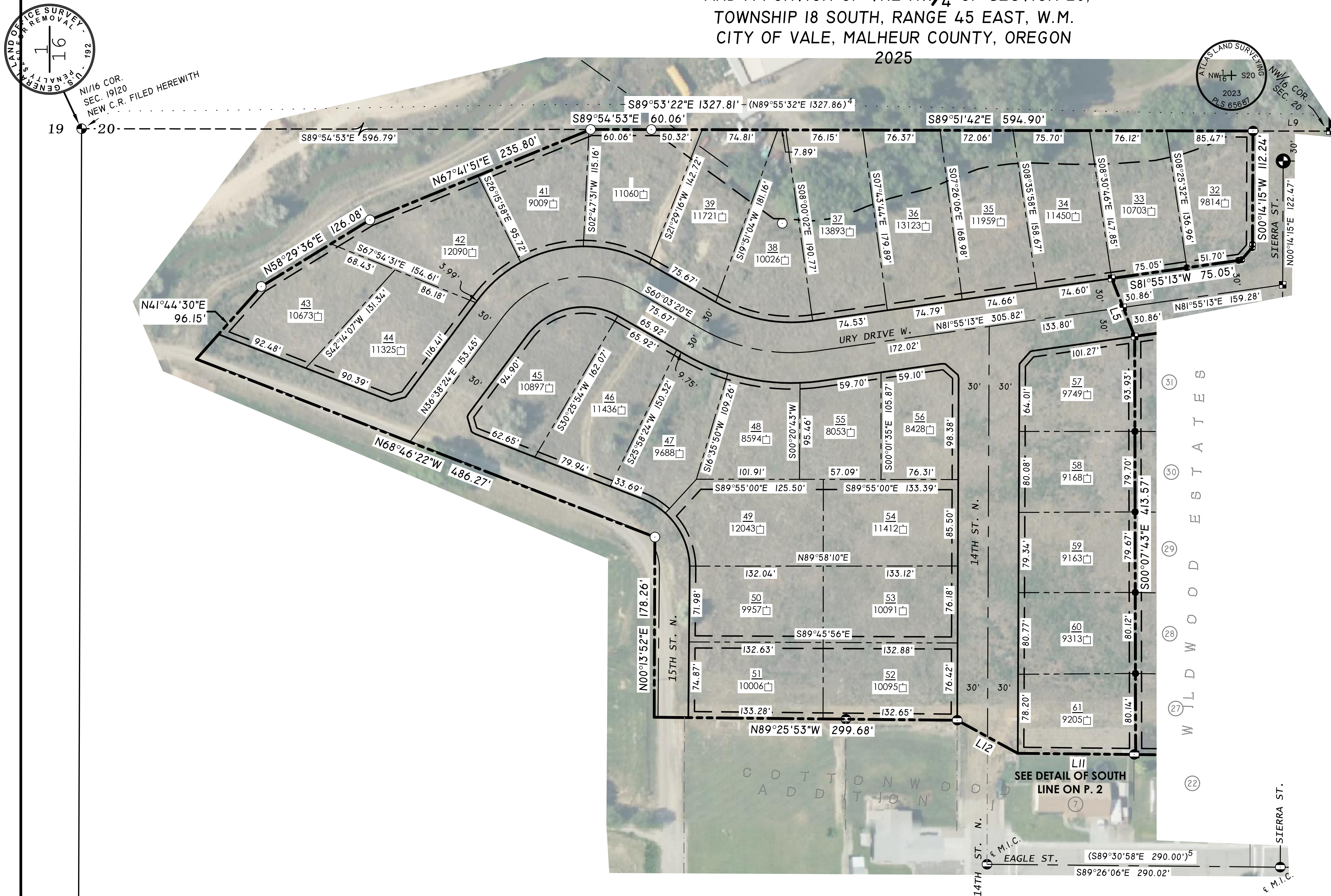
A handwritten signature in blue ink, appearing to read "Nick Green", with a stylized flourish at the end.

Nick Green
Managing Director
Regional Rural Revitalization (R3) Strategies Consortium
242 S. Broadway Avenue
Burns, OR 97720

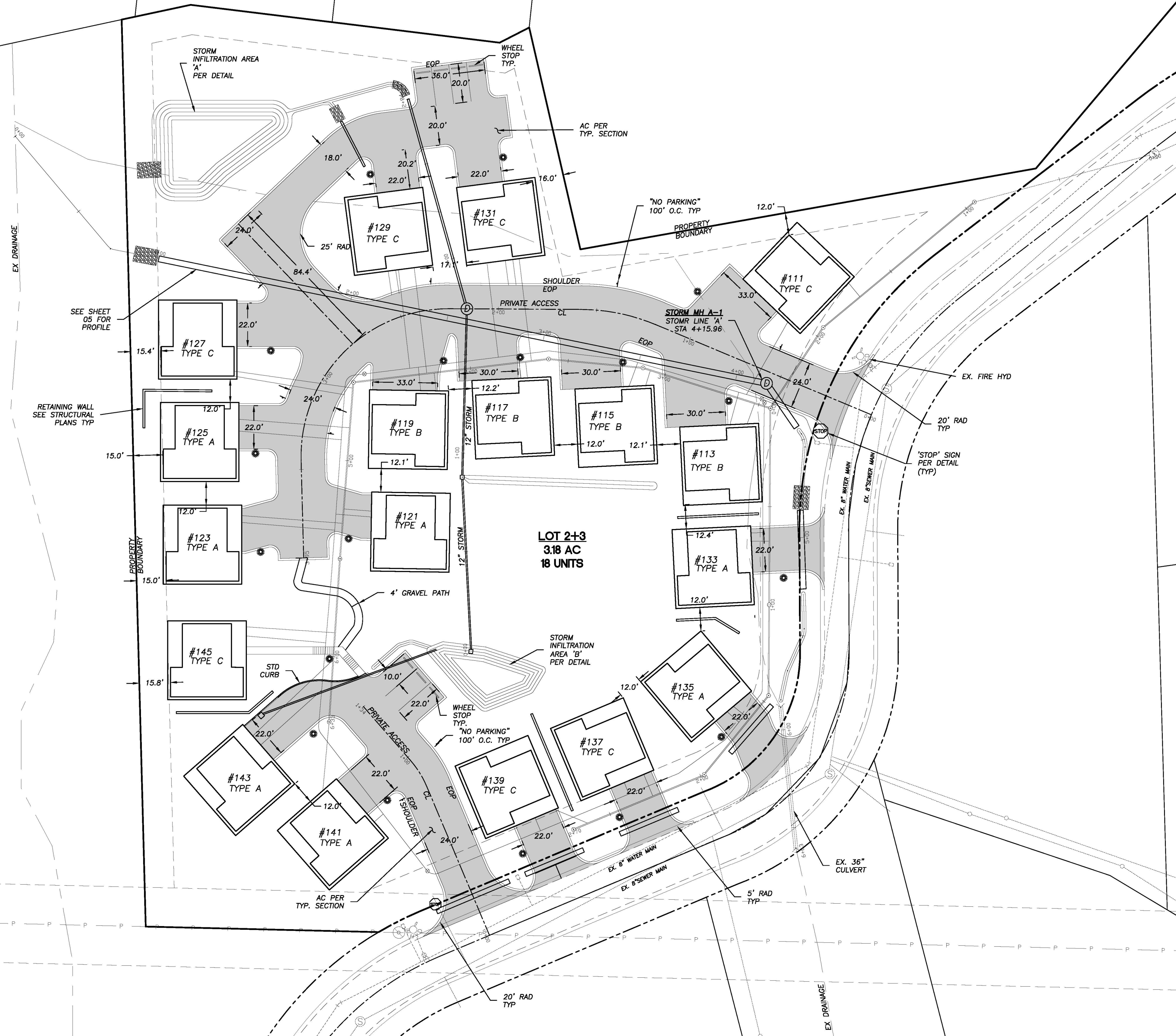
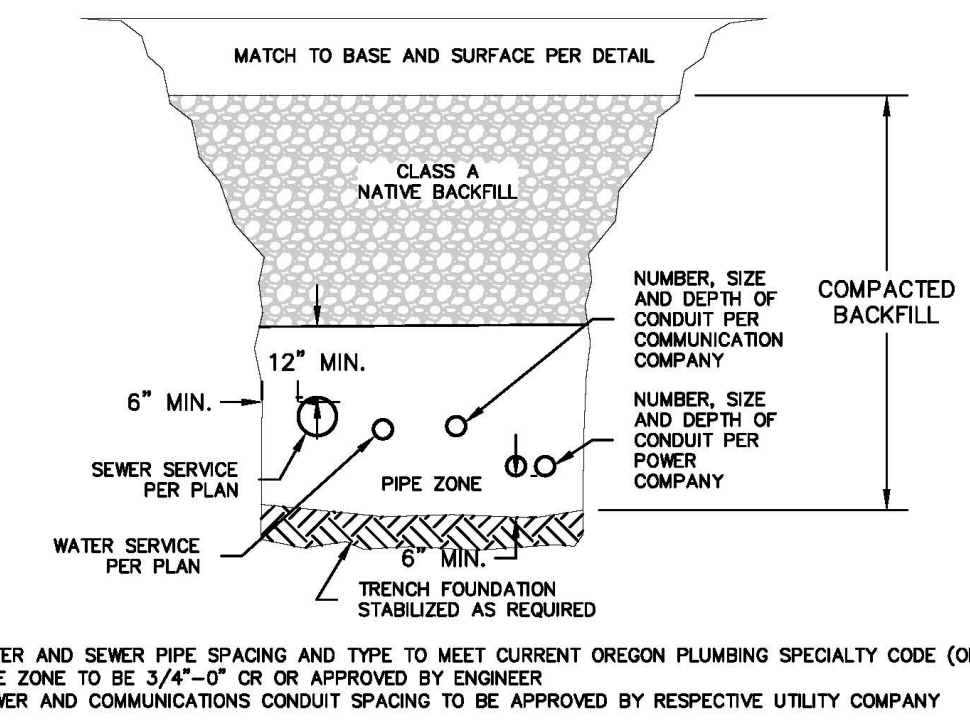
Enclosures

Enclosure 1. Wildwood Estates Final Plat

WILDWOOD ESTATES II
A REPLAT OF LOTS 32 AND 33 OF WILDWOOD ESTATES,
AND A PORTION OF THE NW¼ OF SECTION 20,
TOWNSHIP 18 SOUTH, RANGE 45 EAST, W.M.
CITY OF VALE, MALHEUR COUNTY, OREGON
2025



(1 in. = 30 ft.)



REVISIONS	BY
	*

THE RIDGE LOTS 1 & 2
DEVELOPMENT
BASE DESIGN ARCHITECTURE

SITE IMPROVEMENT PLAN

SISUL ENGINEERING
158 E. MAIN ST.
JOHN DAY, OREGON 97845
(541) 575-3777

DATE	NOV 2025
SCALE	NOTED
DRAWN	GB
DB	25-008

05
SHEETS

Enclosure 3. Miller Springs, Burns, Oregon

PROPOSED SITE PLAN

DEVELOPMENT STANDARDS

LOT #2

Zone Single-Family Residential 4 (SFR-4)
Density (Min./Max.) Not Applicable
Min. Lot Size 7,500 SF
Setbacks Front: 20', Sides: 5', and Rear: 5'
Max. Height 35'
Max. Lot Coverage Not Applicable
Min. Landscape Area 10%
Required Outdoor Area 60% of Ground Floor Units must have at least 96 SF of Private Patios
 40% of Upper Floor Units must have at least 48 SF of Balcony
Parking 1.5 Stalls onsite per dwelling unit (each stall is 9'x19' with 24' aisles)

LOT #4, #5, #6, #7

Zone Single-Family Residential 4 (SFR-4)
Density (Min./Max.) Not Applicable
Min. Lot Size 7,500 SF
Setbacks Front: 20', Sides: 5', and Rear: 5'
Max. Height 35'
Max. Lot Coverage Not Applicable
Min. Landscape Area Not applicable
Required Outdoor Area Not applicable
Parking 2 Stalls per dwelling unit (house)

PROPOSED ZONING

LOT #2

Typology 6 townhomes with 12 units each block= 72 dwellings
Landscape Area 44%
Outdoor Area 487.5 SF per each dwelling + qft communal facilities and park
Parking 112 Stalls onsite (each stall is 9'x19' with 24' aisles)

LOT #4, #7

Typology quadplex garden style walk up (M30), 12 parking per lot

LOT #5, #6

Typology villas 36' (M9) (4 per lot), 2 parkings each dwelling



[illegible][illegible]

PRELIMINARY PLAT
FOR
IDLEWOOD
SUBDIVISION
XXXX

SITE IMPROVEMENT PLAN

SISUL ENGINEERING

158 E. MAIN STREET
JOHN DAY, OREGON
(541) 575-3777

DATE JUNE 2024

SCALE NOTED

DRAWN GB

JOB 23-047

SHEET

01

OF 03 SHEETS