

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**

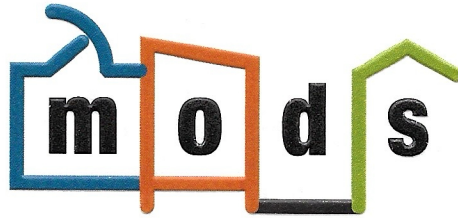
Co-Chairs and Members of the Subcommittee:

My name is Nathan Young, and I am the CEO and Principal Builder at MODS PDX, a Portland-based modular manufacturing company specializing in mass timber prefabricated housing. 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 modular mass timber workforce housing at The Ridge development in John Day, Oregon.

The Ridge is a fully engineered, construction-ready subdivision in John Day spanning 15 acres with complete site improvement plans and building permits already secured. **This project will deliver 27 dwelling units—18 primary single-family homes plus 9 accessory dwelling units (ADUs)—utilizing Mass Plywood Panels (MPP)** for roofs and floors in a repeatable, precision-manufactured modular system that reduces construction time by a factor of six compared to traditional site-built methods.

The R3 proposal under SB 5701 would provide critical equity capital that, when combined with R3's revolving construction loan tools and private financing, will make it **feasible to rapidly deploy our proven modular mass timber platform at The Ridge**. This approach dramatically reduces per-unit carrying costs, shortens construction timelines to a fraction of conventional builds, and allows us to deliver high-quality, energy-efficient homes at price points that working families in Grant County can actually afford, with one-third of these units subject to 30-year affordability covenants serving households at or below 120% of area median income.

Page 1 of 2



**MODS PDX has invested significant resources in developing this hybrid mass timber modular system** in partnership with Freres Engineered Wood, leveraging CNC-cut Mass Plywood Panels and factory assembly processes that replace on-site fabrication with precision-manufactured components. Because the subdivision infrastructure is already designed and permitted—including stormwater management, on-site streets, water and sewer connections, and utility conduits—this investment will translate directly into near-term housing production in one of Oregon's most underserved rural markets. From a modular builder's perspective, the biggest barrier to scaling rural housing is not design or manufacturing capacity; it is access to patient, structured construction capital that works at small-town scale and understands the timeline and risk profile of off-site construction. The R3 model solves that problem by pairing state-backed equity with a revolving loan fund purpose-built for communities like John Day, allowing manufacturers like MODS PDX to commit to multi-unit phases and recycle funds into future projects across Eastern Oregon, rather than waiting for speculative pre-sales one unit at a time.

**We are prepared to move The Ridge project into fabrication and site assembly as soon as the capital in SB 5701 is available** and R3's financing package is finalized. With building permits secured, infrastructure plans complete, and our modular platform proven through multiple deployments across Oregon, this investment represents an immediate opportunity to deliver workforce housing at density (8.5 units per acre) and affordability (120% AMI or below) that meets Oregon's rural housing goals.

For these reasons, I respectfully urge you to **support the R3 capital request in Senate Bill 5701**. This investment will immediately accelerate workforce housing delivery at The Ridge in John Day and create a scalable, replicable model for modular mass timber housing across rural Oregon's small cities.

Thank you for your consideration of this request and for your continued work to address Oregon's rural housing crisis.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nathan Young', written over a horizontal line.

Nathan Young  
CEO and Principal Builder  
MODS PDX  
9040 N Burgard  
Way Portland, OR  
97203  
(503) 710-0658