

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 Brooks Warrington, and I am the owner of Warrington Construction and the developer of Wildwood Estates in Vale, 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 modular mass timber workforce housing at Wildwood Estates.

Wildwood Estates is a platted, construction-ready subdivision in Vale with fully surveyed and serviced lots. These lots range from roughly 8,000 to 13,000 square feet and are currently available at attainable land prices, creating an ideal platform for modest, high-quality workforce homes that are financially out of reach under conventional construction financing alone.

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 build modular mass timber homes on multiple Wildwood lots in a single coordinated program. This approach reduces per-unit carrying costs, shortens construction timelines, and allows a rural builder like me to deliver multiple homes at price points that local working families in Malheur County can actually afford.

I intend to dedicate a portion of my construction-ready inventory at Wildwood Estates to this partnership with R3, and **I am prepared to move quickly into vertical construction** as soon as the capital in SB 5701 is available and R3's financing package is finalized. Because the subdivision is already laid out, engineered, and mapped—down to individual lot areas, pricing, and street addresses—this investment will translate directly into near-term housing production rather than more planning on paper.

From a rural builder's perspective, **the biggest barrier is not demand for homes; it is access to predictable, patient construction capital that works at small-town scale**. The R3 model solves that problem by pairing state-backed equity with a revolving loan fund focused on communities like Vale, allowing local contractors to build more units at once and recycle funds into future phases, rather than stopping and starting one house at a time.

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 Wildwood Estates in Vale and create a replicable model for other small cities across rural Oregon.

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

Sincerely,



Brooks Warrington

Owner, Warrington Construction

PO BOX 910

1353 NW Washington Ave

Ontario OR 97914