

OREGON MASS TIMBER COALITION

Terminal 2 Project Summary

Oregonians are facing a perfect storm of major disruptions. Catastrophic wildfires have become synonymous with summer, burning millions of acres of forestland, and devastating rural communities. Severe droughts are at record level, leaving tribal people, ranchers, and local communities facing summer seasons without adequate water. The global pandemic combined with the loss of so much housing has exposed the structural racism that makes these challenges even greater for Oregon's Black, Indigenous, immigrants, and communities of color.

While the challenges are jarring, disruptions of this magnitude often break entrenched paradigms in a way that give rise to fresh thinking and opportunities. The Oregon Mass Timber Coalition (Mass Timber Coalition) proposal is just such an opportunity.

Oregon's housing crisis has been years in the making and is the result of complex, overlapping factors. Under-produced housing and real estate prices and construction costs have risen much faster than wages for decades. Mass timber manufacturing technology holds the potential to accelerate production of high-quality homes at lower costs, and to generate good-paying jobs at the same time. It's the kind of innovation and systemic disruption Oregon needs and is ready for.

The Port of Portland (Port), as a member of the Mass Timber Coalition, is seeking funds from the FY 2021 American Rescue Plan Act Build Back Better Regional Challenge (BBB) to support a proposed Build Back Better with Mass Timber initiative. The Port is exploring using Terminal 2 (T-2) as the site for a mass timber modular housing manufacturing facility which will house or support manufacturing infrastructure and training center, research and development, workforce, and healthy forest initiatives. Consistent with the Port's strategic goals for industrial land development, the proposed project would contribute to regional economic recovery, promote social equity, and support needed job growth and private investment.

The Port has developed conceptual site plans including an initial site layout and construction cost estimate for a Mass Timber Modular Housing Manufacturing Facility located at Terminal 2 (T-2). T-2 is a 48-acre site that is adjacent to downtown Portland, on the Willamette River, within proximity to the Interstate 5 freeway. Formally operated as a marine cargo terminal it is currently zoned Heavy Industrial.



The facility will support investment in prefabricated mass timber panel construction and volumetric housing manufacturing; a training facility for production and construction skilled workforce; entrepreneurial and small business supply chain support; and business incubation. BBB Phase I would help to support further refinement of modular manufacturing facility, and ancillary uses, with BBB Phase II monies used in the capital development of Terminal 2.

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Pioneered in Oregon, mass timber products will create demand for wood fiber harvested from Oregon's forests, creating jobs in rural communities and demand for sustainably harvested fiber. Because mass timber producers use more marginal wood fiber, building modular homes will expand the market for wood-based products without sacrificing market share enjoyed by Oregon's world-class dimensional lumber producers. The net effect of building wood-based modular homes will be to contribute to Oregon's efforts to improve forest health and reduce the risk of catastrophic wildfires.

We believe that the Mass Timber Coalition partnership can contribute to forging a more equitable and sustainable future for all Oregonians. Some examples of these could include:

- Black, Indigenous and People of Color (BIPOC) youth entering the job training tracks made available through this effort and its connections to Career & Technical Education and our workforce systems
- BIPOC workers gaining skills in construction trades
- BIPOC-owned firms supplying fixtures, providing transportation and on-site construction services

To develop a site that specifically supports emerging BIPOC owned businesses, the Port along with its coalition partners is meeting with industry experts and organizations who have expertise working with these communities. The information gathered from these efforts will further inform site development and connect the Mass Timber Coalition with future occupants and businesses. Through careful planning and engagement, the Port will successfully provide incubator opportunities, support the scalability of businesses to market and increase wealth in communities that have not historically benefited from similar economic development opportunities.

The Mass Timber Coalition is seeking a BBB Phase I grant of \$500,000 which would support the refinement of the Mass Timber Modular Housing Manufacturing Facility in preparation for successful submittal of BBB Phase II funding of which successful award would allow for development of the facility. BBB Phase I and II grants, will allow the Mass Timber Coalition to perform all needed preliminary analysis, site work and construction of the mass timber modular facility.

Oregon is a state of makers; we innovate with new ideas that bring together people willing to work collaboratively to solve multiple problems. Designing and building modular homes using advanced technology wood products is a great example of just that. Modular homes made from Oregon mass timber can become the thread that connects us all to innovative solutions in housing, forest health, improving the lives of people in need by creating opportunities for affordable housing and good paying jobs for entrepreneurs historically denied opportunities to prosper.

