



## NEWS RELEASE

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### **Freres Wood's Mass Ply Featured in New Modular Housing Systems**

*LIT Homes and MODS PDX Inc. are rethinking modular housing with Mass Ply*

**LYONS, Ore., May 14, 2025** – Freres Engineered Wood's Mass Ply Panels (MPP) have entered the modular housing market, thanks to project partners [LIT Homes](#) and [MODS PDX Inc.](#) LIT Homes is manufacturing modular housing products with MPP for the unhoused population, disaster relief and refugee housing. MODS PDX Inc. is building a mass timber modular community in John Day, Oregon, called "The Ridge." The roofs and floors for these units are made with MPP.

"There aren't many people who have really cracked the nut on mass timber modular solutions," says Tyler Freres, the company's Vice President of Sales. "We're appreciative of the modular builders like LIT Homes and MODS PDX that are pushing the envelope on mass timber designs and implementation, using innovative prefabricated construction in order to create affordable housing."

LIT Homes partnered with Freres Wood in support of a new build/design initiative, designing modular products for interim and permanent supportive housing for the unhoused. "Mass timber housing solutions offer a faster, more sustainable, and fire-resilient way to build," says Marge Cafarelli, President at LIT Homes. "Their scalability makes them ideal for addressing urgent housing needs—especially in underserved and rapidly growing communities—while promoting greener, high-quality development at scale."

LIT Homes selected MPP for their ceiling and floor assemblies, contributing to the successful launch of over 120 modular units in San Jose and Thousand Oaks. The units are HCD-certified (per California's Housing and Community Development building codes) and one-hour fire-resistance rated. "Freres is a respected name among industry professionals. We selected their MPP for their superior strength and fire-rating performance..., placing us a step ahead of the competition in both safety and innovation," Cafarelli adds.

MODS PDX Inc. is also integrating MPP into a new hybrid mass timber modular system that streamlines construction and improves efficiency. "With our collaboration with Freres, we are assembling finished products instead of fabricating from scratch," says Nathan Young, the CEO of MODS PDX. "Our new system leverages CNC capabilities, the precision of Freres's production process, and the strength of MPP to increase our production capacity six-fold."

MODS PDX has partnered with the Regional Rural Revitalization Strategies Consortium (R3) to bring this innovation to John Day, Oregon, where they plan to break ground in July 2025. This middle housing development, "The Ridge," will feature 18 single-family homes and nine

accessory dwelling units targeted at households earning 80–120% of the area median income. Half of the homes will be deed-restricted as workforce housing for 10 years.

The Ridge will serve as a model, which Young hopes to fine-tune and eventually replicate in different configurations all across Oregon. “We have become assemblers more than fabricators and see this as the future of construction when utilized appropriately,” added Young.

For more information about Freres Engineered Wood and Mass Ply in modular housing construction, please email [buyMPP@frereswood.com](mailto:buyMPP@frereswood.com) or visit [www.frereswood.com](http://www.frereswood.com).

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### **About Freres Engineered Wood Products**

Freres Lumber Co., Inc., DBA [Freres Engineered Wood](http://www.frereswood.com), has a 100-year history of innovation in the wood products industry, beginning in 1922 when T.G. Freres started a small sawmill in Oregon’s Santiam Canyon. Today, Freres’ operations include finished plywood, lumber, veneer and structural composite lumber, Mass Ply products, biochar, and a cogeneration facility that supplies renewable power for the local area. Known for being traditionally innovative, Freres is deeply committed to its community and to sustainable forest management practices. The company uses 100 percent of the wood it processes throughout its three operations—Freres Engineered Wood Products, Freres Timber and Evergreen BioPower LLC—and six wood products facilities. Freres provides family wage jobs to nearly 500 employees. For more information, visit [www.frereswood.com](http://www.frereswood.com) or call 503-859-2121.