

Dr. Ivan Rupnik is a Full Professor at the Northeastern University School of Architecture and a Founding Partner of MOD X Advisory LLC. He holds a Ph.D. in Architecture from Harvard University, where his doctoral research examined the relationship between building design, industrial management, and housing policy. He also holds a Master of Architecture with Distinction from the Harvard Graduate School of Design and a Bachelor of Architecture, Summa Cum Laude, from Louisiana State University.

Since 2019, Professor Rupnik has led MOD X Advisory's research and policy work on industrialized housing delivery, with a focus on the regulatory, financing, and institutional barriers that limit offsite construction in the United States. MOD X Advisory has served as technical lead and sub-prime contractor for the National Institute of Building Sciences on successive HUD Office of Policy Development and Research grants, producing the *Offsite Construction for Housing: Research Roadmap* (2023) and the *HUD Action Plan* (2026), both of which form the evidentiary basis for this testimony. MOD X is currently completing a third HUD grant, the Breakthrough Regional Pilot Projects program. MOD X Advisory currently advises JPI, referenced in this testimony as a primary industry example.

MOD X Advisory's HUD-funded research has focused on three interconnected questions: why the United States has persistently struggled to industrialize housing delivery while peer economies have not; what institutional, regulatory, and financing reforms would be most effective in closing that gap; and how federal, state, and local governments can sequence those reforms to generate durable market momentum. To answer these questions, the research team conducted primary research in Japan, Sweden, and the United Kingdom — economies that have successfully implemented housing system certification and performance-based regulatory frameworks — and convened an extensive domestic industry consensus process involving manufacturers, developers, lenders, insurers, code officials, and government agencies. The *Research Roadmap* (2023) identified regulatory framework reform as the single highest-priority need across six research areas. The *HUD Action Plan* (2026) translated that finding into a sequenced three-action agenda and documented the international evidence base supporting each action. A third active grant, the HUD Breakthrough Regional Pilot Projects program, is extending this work into state-level implementation, with Washington State among the initial deployment markets. The testimony before this Committee draws directly on all three bodies of work.

Professor Rupnik's work on industrialized housing has been covered by the New York Times, Freakonomics Radio, and WBUR/NPR Boston. He has presented at HUD, Harvard Kennedy School, the National Housing Supply Summit, and the HUD Innovative Housing Showcase. He is a co-author of the housing chapter of the National Housing Crisis Task Force's State and Local Housing Action Plan (2025).