

The League of Women Voters of Oregon is a 102-year-old grassroots nonpartisan political organization that encourages informed and active participation in government. We envision informed Oregonians participating in a fully accessible, responsive, and transparent government to achieve the common good. LWVOR Legislative Action is based on advocacy positions formed through studies and member consensus. The League never supports or opposes any candidate or political party.

February 21, 2022

To: [Senate Committee on Housing & Development](#)

[Senator Kayse Jama](#), Chair

[Senator Dick Anderson](#), Vice Chair

Senate Members [Fred Girod](#), [Jeff Golden](#), and [Deb Patterson](#)

Re: [**HB 4064**](#) – Siting of Manufactured Homes and Prefabricated Structures - **Support**

The League of Women Voters of Oregon believes that persons who are unable to work or whose earnings are inadequate or for whom jobs are not available have the right to an income and/or services to meet their basic needs for food, shelter, and access to health care.

HB 4064 was recently forwarded at the request of the House Interim Committee on Housing for Representative Pam Marsh to the Senate Committee on Housing & Development.

Many families in Oregon are still priced out of safe, energy efficient housing within easy commute of their work or school. One of the major factors is an inadequate supply of affordable housing. HB 4064 would help address this issue. Obstacles continue in the use of prefabricated structures, a form that is significantly less expensive, faster to construct and provides a safer workplace than site-built homes. HB 4064 would clarify that prefabricated structures must meet certain performance standards that are required of single-family structures.

Some local jurisdictions prohibit the siting of prefabricated dwellings in residential zones and/or manufactured dwelling parks. This is an unnecessary restriction, in some cases limiting the replacement of dilapidated units or the expansion of supply. HB 4064 would require jurisdictions to allow “siting of prefabricated structures in mobile home or manufactured dwelling parks” and “on lands zoned to allow single-family dwellings within (the) urban growth boundary.”

Some manufactured dwelling park owners have been increasing their requirements for tenants to install costly infrastructure at their site. These requirements, such as driveways and sidewalks, improve the landowner’s property but remain if the tenant must move their unit. This makes the housing more expensive for the resident. HB 4064 limits the types of improvements that can be required.

In the recent disastrous wildfires, much affordable housing was destroyed. Many of those homes were manufactured dwellings. HB 4064 allows owners of the housing greater flexibility in the replacement of their homes.

The League of Women Voters of Oregon recognizes the important assistance that HB 4064 can provide to Oregon residents seeking to find and maintain affordable housing. The League strongly urges the passage of this bill.

Thank you for your service and the opportunity to comment on this legislation.



Rebecca Gladstone
President LWVOR



Penny York, Debbie Aiona, and Nancy Donovan
LWVOR Action Housing Portfolio