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February 3, 2026

Oregon State Legislature
House Committee on Housing and Homelessness
Oregon State Capitol
900 Court Street NE, Room H-178,
Salem, Oregon 97301

RE: HB 4082-1

Chair Marsh, Vice-Chairs Breese Iverson and Andersen, and Committee members,

LandWatch was deeply engaged in the heavily-negotiated, multi-stakeholder legislative process that led to SB 1537 in 2024. It's a complex, nuanced bill so any additional adjustments, like the ones proposed in HB 4082 and in other bills this session, *need to be carefully considered and balanced.*

We see the acute need for more opportunities for affordable 55 and over and manufactured home communities in Central Oregon. We understand the need for specific, tailored approaches to overcome the challenges in siting and building them. We also appreciate the requirements for complete community elements which help ensure housing developed with a tool like this delivers communities that are accessible and better connected to the services people need every day.

However, in addition to creating new opportunities for these types of affordable housing, it is also just as critical to preserve what we already have and more needs to be done to achieve that. *We'd like to see consideration of specific additional provisions that preserve and stabilize current manufactured home parks and senior housing within our existing UGBs and focus on infrastructure, incentives and resources that encourage development of these critical housing types within our communities.*

Another key piece we're looking for in this bill is right-sizing. For example, we heard from manufactured home builders and groups that 26-100 units tends to be a 'sweet spot' for manufactured home parks and communities, and that these types of developments typically have 5-10 homes per acre. *We'd like to request that the bill include some additional, reasonable sideboards that better calibrate the acreage needed for these types of housing developments. In addition, small increases to the densities proposed in the -1 for senior housing would better support transit, walkability, and neighborhood scale commercial and retail, as well as aging in place.*

Currently, we are neutral on this bill, as there are elements that are still taking shape, and some additional provisions we'd like to see considered. We look



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forward to continuing to work with the Governor's office and stakeholders on additional adjustments to this bill in order to make it ready for passage.

Thank you.

Corie Harlan
Cities & Towns Program Director



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