



3 February 2026

House Committee on Housing and Homelessness
Oregon Legislature

Chair Marsh, Vice Chairs Andersen and Breese-Iverson, and Members of the Committee:

RE: House Bill 4082

My name is Jimmy Jones, and I am the Executive Director of the Mid-Willamette Valley Community Action Agency (MWVCAA) in Salem. I also serve as Vice President for Legislative Affairs at the Community Action Partnership of Oregon (CAPO). At MWVCAA, we serve low-income residents of Marion, Polk, and nine other counties across Oregon. Annually, MWVCAA administers more than \$80 million in services and direct assistance supporting housing stability, homelessness response, energy and weatherization, and early learning programs for tens of thousands of Oregonians. In addition, I sit on the Housing Committee of the Racial Justice Council, previously served on the House Bill 2100 Task Force on Homelessness and Racial Disparities, and recently chaired the Legislature's Joint Task Force on Hospital Discharge.

I am writing to express strong support for House Bill 4082. The Community Action Partnership of Oregon (CAPO) also supports House Bill 4082 and joins MWVCAA in urging its passage.

Communities across Oregon continue to experience gaps in the availability of housing that is affordable, stable, and responsive to changing demographics. Older adults, people living on fixed incomes, and working households with limited financial flexibility are increasingly impacted by rising housing costs and a lack of appropriate housing options. When housing supply does not meet demand, communities face increased instability, higher public costs, and growing pressure on emergency and health systems.

House Bill 4082 provides a practical and accountable planning tool by allowing cities to consider limited urban growth boundary additions for manufactured dwelling parks and housing for older persons affordable to households with moderate incomes. These housing types are a critical part of the housing continuum. They represent efficient, cost-effective options that leverage private investment, support aging in place, and help prevent displacement for residents who might otherwise have no viable housing options.

By maintaining clear standards, long-term affordability requirements, and local oversight, HB 4082 balances flexibility with fiscal responsibility. By expanding access to housing that reflects current demographics and community needs, the bill helps local governments plan responsibly, reduce reliance on crisis systems, and support working families striving for stability and self-sufficiency.

Stable housing is foundational to community well-being. It supports consistent employment, improves health outcomes, and allows individuals to remain connected to their families and neighborhoods. Expanding access to affordable manufactured housing and housing for older adults offers a strong return on investment and contributes to long-term community resilience.

For these reasons, MWVCAA and the Community Action Partnership of Oregon urge your support for House Bill 4082. Thank you for the opportunity to submit testimony and for your continued service to Oregon communities.

Respectfully,

Jimmy Jones
Executive Director