



MULTIFAMILY NW

The Association Promoting Quality Rental Housing

House Committee on Housing and Homelessness
900 Court St. NE
Salem, Oregon 97301

RE: Support for HB 4082

February 3, 2026

Dear Chair Marsh, Vice-Chair Andersen, Vice-Chair Breese-Iverson & Committee Members:

My name is Zach Lindahl, and I serve as Director of Government Affairs for Multifamily NW. We represent nearly 300,000 rental homes across Oregon and the professionals who develop, own, operate, and maintain housing in communities across the state.

Multifamily NW supports HB 4082 because it expands opportunities to add much-needed housing while maintaining clear affordability parameters and local flexibility. This bill builds on the temporary urban growth boundary (UGB) addition program by allowing cities and Metro to include sites for manufactured dwelling parks or housing for older persons that are affordable to households earning up to 120 percent of area median income.

Oregon's housing shortage is not limited to deeply subsidized housing. Families and individuals earning under 120 percent of the area median income represent the workforce housing segment that is often overlooked but critically needed. HB 4082 helps address that gap by enabling more housing options for working households who are increasingly priced out of the communities where they live and work.

By allowing targeted UGB additions for these housing types, HB 4082 creates a pathway to add homes in a focused and time-limited way, without reopening broader land use debates. Manufactured dwelling parks and housing for older persons are proven housing types that can deliver affordability, stability, and efficient land use when sited appropriately.

HB 4082 also aligns with the Governor's goal of producing 36,000 housing units per year. Reaching that goal will require a range of housing types across income levels, and this bill adds another tool to help cities and Metro meet demand more quickly.

Multifamily NW supports policies that increase housing supply, preserve affordability, and create clear, workable frameworks for development. HB 4082 does all three by expanding housing opportunities while maintaining accountability and long-term affordability requirements.

For these reasons, we respectfully urge the committee to support HB 4082.

Thank you for your time and consideration.

Sincerely,

Zach Lindahl
Director of Government Affairs
Multifamily NW