



24 February 2026

Senate Committee on Housing and Development
Oregon Legislature

Chair Pham, Vice Chair Anderson, and Members of the Committee:

RE: Support for House Bill 4082A

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.

MWVCAA continues to support House Bill 4082A as amended. The Community Action Partnership of Oregon (CAPO) also supports the amended measure 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 viable housing options. When housing supply does not meet demand, instability increases, public costs rise, and pressure grows on homelessness response and health systems.

House Bill 4082A 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. The amendments maintain clear standards while preserving the bill's core intent: expanding access to housing that is cost-effective, community-centered, and supportive of aging in place.

Manufactured housing communities and housing designed for older adults are essential components of Oregon's housing continuum. These options help prevent displacement, preserve independence for seniors, and provide attainable housing opportunities for working families. They also reduce strain on emergency shelter systems by expanding pathways to stable housing.

By maintaining long-term affordability requirements and local oversight, HB 4082A balances flexibility with accountability. Expanding access to housing that reflects demographic realities and economic need strengthens community stability and supports long-term resilience across Oregon.

For these reasons, MWVCAA and the Community Action Partnership of Oregon urge your support for House Bill 4082A. Thank you for your leadership and continued commitment to housing stability and thoughtful land-use planning across the state.

Respectfully,

Jimmy Jones
Executive Director