

Submitter: Ben Roche
On Behalf Of:
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB4082
Chair and Members of the Committee,

I strongly support HB 4082 because it provides a practical and long-overdue tool to make more land available for the kinds of housing Oregon is not producing in sufficient numbers: manufactured home communities and housing for older Oregonians.

To be clear about what this bill does, HB 4082 allows cities and Metro to add specific sites to the Urban Growth Boundary for manufactured dwelling parks or housing for older persons. In other words, it creates a pathway to bring land from outside the current UGB into the UGB for these targeted housing types, under defined limits and planning requirements. This is about expanding the supply of buildable land in a focused, intentional way to meet real housing needs.

That matters because Oregon's housing system has effectively gone decades without meaningful expansion of land for new manufactured home communities. At the same time, our population is aging, and many older Oregonians are house-rich but cash-poor. They are living in homes they bought years ago, often multi-story houses with rising property taxes, insurance costs, and maintenance demands. These homes no longer fit their mobility, health, or financial realities. Yet there are very few appropriate, affordable ownership options for them to move into.

Most new construction does not meet seniors' needs. We see large homes, multi-story townhomes, and apartments that offer rental housing but not ownership. What many older adults need are single-level, accessible, energy-efficient homes in stable communities where they can age in place.

Manufactured home communities are one of the most effective ways to deliver exactly that. These communities typically provide one-level living, layouts that can accommodate mobility limitations, lower monthly housing costs, and a built-in sense of neighborhood and community life. They allow older adults to downsize without giving up independence or ownership.

HB 4082 recognizes that these communities cannot be built if there is no land available for them. By allowing cities to add sites to the UGB specifically for manufactured dwelling parks and housing for older persons, the bill opens the door to long-overdue supply. It does so with affordability expectations and use restrictions designed to keep these lands serving the intended population over the long term.

This is not just about building new homes. It also creates a housing chain reaction. When seniors move from larger, multi-story homes into right-sized, single-level manufactured homes, they free up existing housing stock inside the UGB. Families can move into those homes. Turnover increases in the existing inventory without tearing down neighborhoods. Communities become more balanced and more resilient.

Manufactured housing also provides a path to real equity. Seniors who sell a larger home can retain equity, reduce their monthly expenses, and stabilize their finances. That reduces the risk of housing insecurity later in life and reduces pressure on public assistance systems.

Oregon has spent years talking about housing affordability, but we have underused one of the most proven and cost-effective ownership models available. HB 4082 gives local governments a tool to expand land supply in a targeted way that supports older Oregonians, promotes homeownership, and helps the broader housing market function more effectively.

For these reasons, I urge your support for HB 4082.