

HB 4064 A -A7 STAFF MEASURE SUMMARY
Senate Committee On Housing and Development

Prepared By: Devin Edwards, LPRO Analyst

Meeting Dates: 2/21, 2/23

WHAT THE MEASURE DOES:

Standardizes definitions to allow siting of prefabricated structures designed for use as a single-family dwelling in mobile home or manufactured dwelling parks, including parks that are cooperatively owned. Clarifies local governments must allow siting of manufactured homes and prefabricated structures in single-family dwelling zones inside urban growth boundary (UGB). Prohibits local governments from applying standards to prefabricated and manufactured homes located within a UGB that differ from standards applicable to detached, site-built single-family dwellings on the same land, except as necessary to comply with protective measures adopted pursuant to statewide land use planning goals, or to require manufacturer certification that the home or structure meets energy efficiency performance standards equivalent to those required for single-family dwellings under the Low-Rise Residential Dwelling Code. Prohibits manufactured dwelling park landlord from requiring tenant to pay for or construct certain site improvements as part of rental agreement, and specifies improvements landlord may require tenant to construct for safe and lawful installation of dwelling. Directs Attorney General to update the model statement related to improvements required of park tenants by January 1, 2023. Expands the manufactured dwelling replacement program to borrowers whose manufactured home or prefabricated structure was destroyed by a natural disaster, and allows an eligible replacement home to be located either inside or outside a natural disaster area. Declares emergency, effective upon passage.

ISSUES DISCUSSED:

- Rehousing victims of natural disasters

EFFECT OF AMENDMENT:

-A7 Eliminates provisions prohibiting landlords from requiring tenants to pay for or construct certain improvements.

BACKGROUND:

Manufactured housing is one of the largest sources of unsubsidized affordable housing in the country. In Oregon, manufactured homes account for eight percent of the state's total housing volume, and 16 percent of the state's affordable housing stock, according to American Community Survey data collected between 2013-2017. The September 2020 Oregon wildfires destroyed 20 manufactured dwelling parks in the state, eliminating over 1,000 homes for mostly fixed-income or low-income Oregonians.

In 2019, the Legislative Assembly enacted House Bill 2896, which established two manufactured home programs: a park preservation program to allow nonprofits, housing authorities, and resident/tenant cooperatives to purchase parks available for sale; and a state loan program to help low-income manufactured homeowners upgrade to newer, more energy-efficient homes. The measure limited loans to borrowers siting homes in a manufactured home park owned by a nonprofit or a cooperative. In 2021, the Legislative Assembly enacted legislation to support wildfire-impacted communities in the redevelopment and repair of manufactured dwellings. That measure, House Bill 3218 (2021), expanded the manufactured dwelling replacement program to make loans available to borrowers whose manufactured home was destroyed by a natural disaster.

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Oregon Law currently allows local governments to adopt certain placement standards for the approval of manufactured homes located outside manufactured dwelling parks. House Bill 3219 (2021) addressed siting barriers for manufactured dwellings and expanded the definition of manufactured dwelling park to allow the placement of relocatable prefabricated structures of a certain size inside parks. The statutory definition of a prefabricated structure is “a building or subassembly that has been in whole or substantial part manufactured or assembled using closed-construction at an off-site location to be wholly or partially assembled on-site.”

House Bill 4064 A restricts local governments from prohibiting siting of, or imposing unique placement standards on, a manufactured dwelling or prefabricated structure inside and outside of a manufactured dwelling park, with certain exceptions, provided the manufactured home or prefabricated structure is located on land inside the urban growth boundary zoned for single-family residential dwellings. The measure prohibits a manufactured dwelling park landlord from requiring tenants to pay for or construct certain site improvements as part of a rental agreement, and specifies improvements a manufactured dwelling park landlord may require a tenant to construct for the safe and lawful installation of the dwelling. Additionally, the measure expands the manufactured dwelling replacement program to borrowers whose manufactured home or prefabricated structure was destroyed by a natural disaster, regardless of whether the replacement home is in a park located inside or outside the natural disaster area.