

HB 4064: Promoting factory-built affordable housing in Oregon communities

Removing barriers to affordable homeownership through factory-built housing

Today in Oregon, there are approximately 140,000 manufactured homes, which provide affordable homes for low-wage working families, seniors on fixed incomes, and people with disabilities.

HB 4064 proposes several minor modifications to make it easier to use manufactured and prefabricated homes as an affordable homeownership option.

The key features of the bill are:

- **Siting manufactured homes in neighborhoods:** Siting manufactured homes in residential neighborhoods is currently allowed in Oregon, but local jurisdictions can establish additional standards that could serve as a barrier. The bill removes those outdated standards and clarifies that a jurisdiction cannot subject manufactured or prefabricated factory-built homes to any standard that would not apply to any other home on the same land.
- **Placing prefabricated homes in manufactured dwelling parks:** Siting prefabricated homes in manufactured dwelling parks is currently allowed in Oregon under legislation passed in 2021, but some older local codes may still prohibit placement in existing parks. HB 4064 clarifies that local jurisdictions cannot prohibit placement of these structures. The bill also clarifies that prefabricated structures can be located in manufactured dwelling communities owned by resident-owned cooperatives.
- **Clarifying siting costs:** Manufactured dwelling parks can require homeowners to construct certain non-home improvements and pay certain fees as a condition of locating a home in the community. There are currently no limitations on these fees and costs. The bill proposes to limit the items homeowners must provide to those that can be reasonably removed by the homeowner should they choose to relocate their home.
- **Easing State funding for disaster survivors:** The bill provides additional flexibility to OHCS to respond to the unique needs of survivors of natural disasters wishing to replace their destroyed manufactured homes.



These organizations endorse HB 4064



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