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HB 4082: Sites for 55 and Older Housing and Manufactured Home Communities

House Committee on Housing and Homelessness
February 3, 2026

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What is the issue?

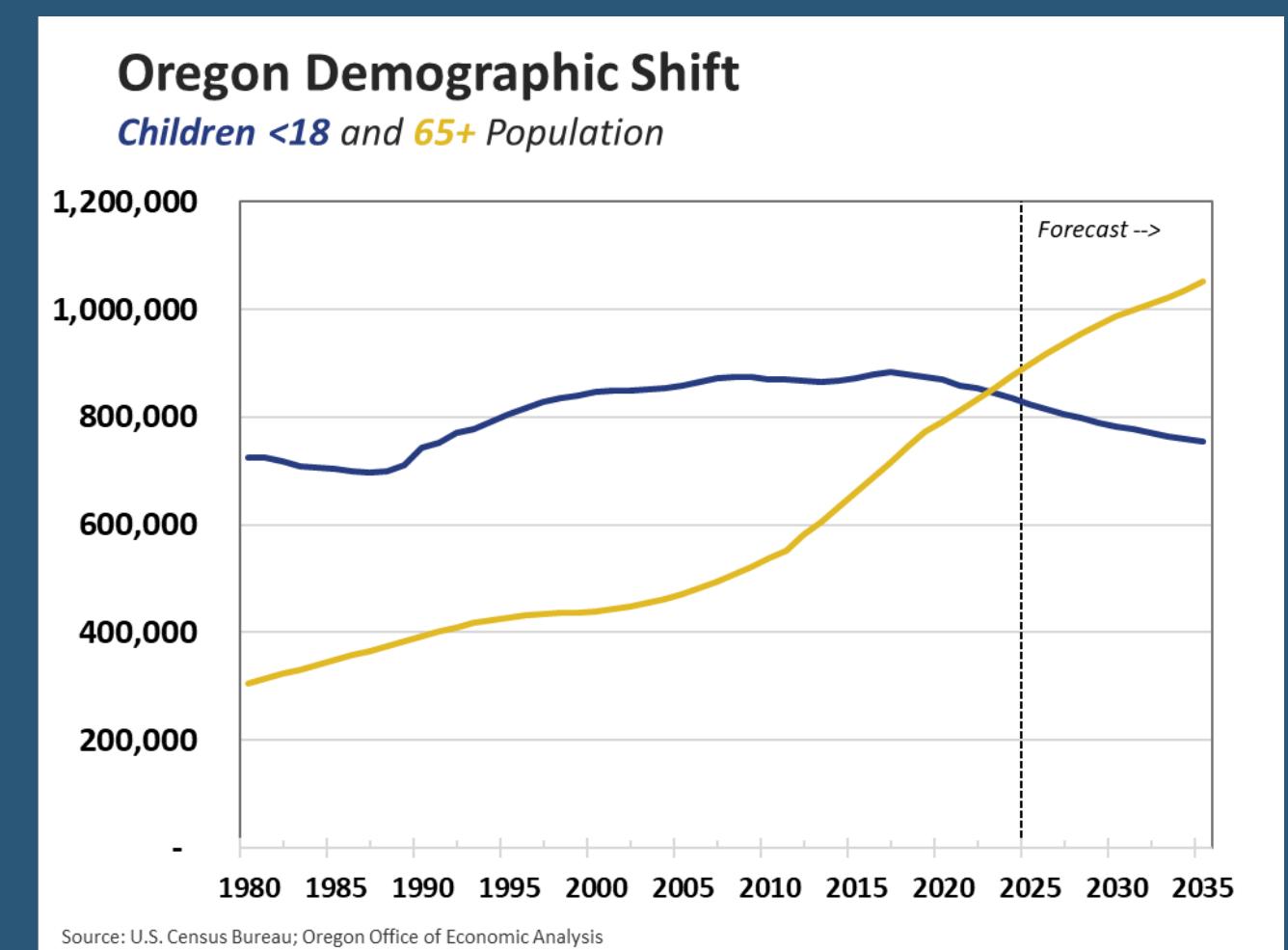
Oregon is experiencing a housing affordability and production crisis, with impacts felt acutely by older and working-class Oregonians. The state needs solutions that will fast track housing for residents who need the affordable options offered by age restricted or manufactured home communities.



Older Oregonians and Housing Affordability

Oregon's population continues to grow older, and older adults are often reliant on fixed incomes, requiring affordable housing options and opportunities to avoid more expensive housing in the general marketplace.

Older adults experience cost-burden at a rate much higher than that of young or middle-aged adults (44-64% compared to 40%).



Manufactured Housing



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Manufactured housing is one of the most affordable housing options for many Oregonians. A single manufactured housing unit can be produced at just 35% of the cost of a site-built house. According to 2024 data, manufactured homeowners paid almost half the monthly housing costs of all homeowners – \$711 compared to \$1,335

Manufactured housing is some of the most naturally occurring affordable housing stock, but is difficult to develop due to land prices



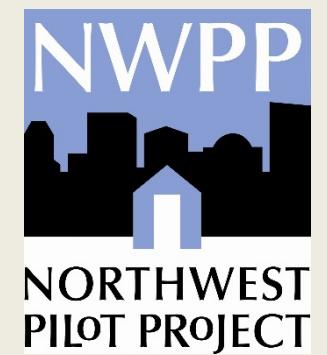
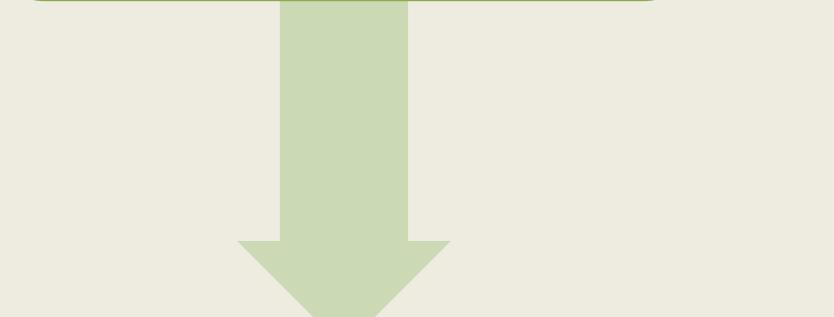
Source: OMHA



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OREGON MANUFACTURED
HOUSING ASSOCIATION



Solution



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HB 4082 provides cities with a one-time UGB site addition opportunity for affordable 55+ or manufactured home communities.

All cities in the state are eligible to use the tool.

It uses the tool and policy framework established in SB 1537:

- > *Existing statute sets limits on acreage, types of land, site requirements*
- > *Existing statute requires complete communities*
 - > *Recreation and open space*
 - > *Neighborhood-scale commercial uses*
 - > *Diverse transportation infrastructure to support walking, biking, and public transit*

Key Additions



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- *For 55+ communities, a diversity of housing types at urban density levels*
- *Affordability requirement for 55+ communities to serve 120% AMI and below households*
- *100% Type B adaptability requirement for housing serving older adults*



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Impact

Cities that opt to use the tool for manufactured housing could produce 200-400 units for just one site

Cities that opt to use the tool for 55+ communities could produce 300-800 units for just one site, affordable mostly to households making **\$68,000-90,000 year or less** (Metro, Hood River, Benton, and Deschutes Counties have higher median incomes)



-1 Amendment

For manufactured housing:

- > *Ensure manufactured dwelling units, not just parks, are allowed*
- > *Add prohibition on rezoning site addition for other uses/housing types for 30 years for parks and 20 years for lots with manufactured dwelling units*
- > *Allow existing manufactured dwelling parks in a site addition*

For 55+ housing:

- > *Require 55+ housing to be Type B adaptable*
- > *Reduce density requirement for large cities and Metro to at least 8 units/acre (for single level development to support aging in place)*
- > *Bring the senior housing affordability covenant down to at least 30 yrs (to align with other affordable housing finance programs)*



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Questions?