



February 3, 2026

To: House Committee on Housing and Homelessness

From: Peter Hainley, CASA of Oregon

Re: Support for HB 4082

Chair Marsh, Vice-Chairs Andersen and Breese-Iverson and Members of the Committee,

My name is Peter Hainley. I am the executive director of CASA of Oregon. CASA has been working with local communities to create housing, facilities and asset building opportunities for 37 years. We were originally founded to address the lack of housing for farmworkers. We have since expanded our services to diverse populations throughout rural Oregon, including seniors and veterans. A key part of our work is utilizing state bonding resources for preservation of manufactured home communities (mobile home parks) using resident-owned cooperatives (ROC).

House Bill 4082 gives cities and opportunity to provide much needed housing for seniors by using tools established in HB 1537 (2024). This bill will also allow the siting of manufactured home communities (MHC) within their UGBs.

CASA has been preserving homes for seniors and others living in manufactured homes since 2008 via our Manufactured Housing Cooperative Development Center. Our latest project was a rebuild of a MHC destroyed in the 2020 Almeda fire. Talent Mobile Estates (now known as Talent Community Cooperative) involved the placement of manufactured and modular homes on 77 sites. The average cost for these units was \$230,000. While many of these units are smaller than average manufactured home, the savings was substantial compared to stick built.

HB 4082 will complement the investments the state has made to increase the supply of affordable housing. Besides bonding and other funding mechanisms, the state has made significant Investments in factory-built housing, both modular and manufactured. These investments are just beginning to come online. This bill will ensure that we have the land necessary to provide scale to those manufacturers and developers who are ready to take advantage of the land that will be made available by this bill.

HB 4082 deserves your support. Thank you for your service to the people of Oregon.

Sincerely,

Peter Hainley,  
Executive Director