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Chair Marsh, Vice-Chairs Andersen and Breese-Iverson, and members of the committee:

My name is Kevin Cronin, and I submit this testimony on behalf of Housing Oregon, a statewide association representing 147 nonprofit affordable housing developers, housing authorities, service providers, and community-based organizations working in urban, rural, and frontier communities across Oregon.

Housing Oregon strongly supports HB 4082, the Governor's bill, and appreciates the committee's thoughtful work on the -1 amendment.

HB 4082 responds to a narrow but urgent set of housing challenges that the standard urban growth boundary process is not designed to address quickly or precisely. By creating a temporary, capped pathway for adding land specifically for manufactured dwelling parks and housing for older Oregonians, the bill allows cities and Metro to respond to immediate development needs without undermining Oregon's broader land use system.

For our members, the inclusion of manufactured dwellings and manufactured dwelling parks is particularly important. Manufactured housing is one of the last remaining sources of unsubsidized, deeply affordable housing in many parts of the state.

The bill is also meaningful for organizations serving older adults. One of our members, **Age+**, works directly with seniors navigating fixed incomes, accessibility needs, and limited housing choices. For many older Oregonians, remaining housed depends on access to smaller, accessible, and permanently affordable homes located near services and community. HB 4082 creates a tool to make that possible while requiring long-term use restrictions and accessibility standards that reflect how people actually age in place.

Housing Oregon also values the guardrails built into the bill. HB 4082 limits acreage, restricts hearings, establishes clear review timelines, and sunsets in 2033. Even with the -1 amendment adjusting affordability percentages and durations, the bill still requires decades of affordability and use restrictions, paired with Type B accessibility standards and tiered rezoning limitations. These provisions ensure that land added under this program delivers lasting public benefit.

Finally, HB 4082 complements Oregon's existing UGB framework. Like the temporary option created in 2024, it offers cities an additional, carefully constrained tool when housing needs are acute, while preserving long-term planning goals and protections for farm and forest land.

Housing Oregon supports HB 4082 because it balances urgency with accountability and flexibility with discipline.

We respectfully urge the committee to support HB 4082. Thank you for the opportunity to submit this testimony.

Kevin Cronin

Director of Policy and Advocacy

Housing Oregon