



PO Box 146
Pendleton, OR 97801
landwise.pro

February 4, 2026

Dear Chair and Members of the Committee,

Subject: House Bill 4082

I am writing in strong support of House Bill 4082, Governor Kotek's proposal to expand housing opportunities for Oregonians age 55 and older and to facilitate the development of manufactured home communities.

Oregon's housing crisis is well documented, but its impact on older adults and working-class residents is especially acute. As Oregon's population continues to age, many older Oregonians rely on fixed incomes and face limited options to downsize or relocate into housing that is affordable, accessible, and appropriate for aging in place. Severe rent burden increases sharply beginning at age 55 and continues to rise with age, leaving too many seniors without realistic housing choices.

HB 4082 provides a thoughtful and targeted solution by leveraging the existing SB 1537 site addition framework. By allowing cities to add limited amounts of non-resource or exception land within their urban growth boundaries specifically for 55+ communities or manufactured housing, the bill creates a practical pathway to increase housing supply without undermining Oregon's land use protections.

Manufactured housing, in particular, remains one of the most effective tools we have to deliver truly affordable homeownership. Manufactured homes can be produced at a fraction of the cost of site-built housing, and homeowners consistently experience significantly lower monthly housing costs. At a time when public resources are constrained, HB 4082 enables market-driven solutions that directly improve affordability for Oregon residents.

Equally important, the bill promotes complete, well-planned communities. The requirement for a concept plan—including open space, neighborhood-scale commercial uses, multimodal transportation infrastructure, and adaptable housing types—ensures these developments support long-term livability, health, and independence. For older adults, the inclusion of Type B adaptability standards is especially critical to aging in place with dignity.

HB 4082 strikes the right balance between flexibility for cities and accountability for outcomes. It expands housing supply where it is needed most, supports affordability, and aligns with Oregon's broader housing, transportation, and land use goals.

For these reasons, I respectfully urge your support for House Bill 4082 and appreciate your leadership in addressing Oregon's housing needs.

Sincerely,

A handwritten signature in blue ink that reads "Scott M. Smith".

Scott Smith
LandWise LLC