



Land Development & Project Consulting

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Dear Chair and Members of the Committee,

I am writing in strong support of House Bill 4082 and to urge your consideration of this thoughtful, targeted approach to addressing Oregon's housing needs for older adults.

HB 4082 creates a time-limited option for cities to expand urban growth boundaries specifically to develop housing for Oregonians age 55 and older and for manufactured dwelling parks. By building on the SB 1537 framework, the bill allows communities to respond to an urgent and well-defined housing challenge without undermining Oregon's long-standing land use system.

Across Oregon, older adults face increasing housing insecurity. Many live on fixed incomes, experience rising rent burdens, and have limited opportunities to downsize into housing that is affordable and suitable for aging in place. The standard urban growth boundary process is not designed to address these needs with the speed or precision required. HB 4082 responds directly to this gap while maintaining strong accountability through long-term affordability requirements, enforceable covenants, and alignment with complete community planning.

The bill's emphasis on thoughtful planning and integration is particularly important. Requirements for concept planning, infrastructure coordination, and community connectivity ensure that new development supports long-term livability, health, and independence for older residents rather than isolated or short-term solutions.

In addition to manufactured housing, modular and factory-built housing models offer a viable pathway to delivering high-quality, cost-effective homes for older Oregonians. Through my work with SEED Homes, I have seen how modular construction can reduce development timelines, control costs, and deliver durable, energy-efficient homes well suited for aging in place. Manufactured housing and manufactured dwelling parks remain among the most accessible forms of unsubsidized, deeply affordable housing in many Oregon communities, and preserving and expanding these options is essential for residents who cannot absorb the cost of conventional housing.

HB 4082 is a narrow, responsible, and locally driven solution that complements existing housing and preservation strategies. It provides cities with a practical tool to meet immediate needs while upholding Oregon's broader housing, transportation, and land use goals.

For these reasons, I respectfully urge your support of House Bill 4082. Thank you for your leadership and for the opportunity to provide testimony.

Sincerely,

A handwritten signature in blue ink, appearing to read "AS".

Angela Sullivan
Member-Manager
LandWise, LLC