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February 4, 2026

To: Chair Pam Marsh and Members
House Committee on Housing and Homelessness

From: Mary Kyle McCurdy, Associate Director, 1000 Friends of Oregon

Re: HB 4082, -1

1000 Friends of Oregon is currently neutral on HB 4082, as there are changes under discussion, including the -1 amendment. 1000 Friends is a nonprofit, membership organization that works with Oregonians to support livable urban and rural communities, protect family farms, forests and natural areas, and provide transportation and housing choices. We have worked at the state and local levels for many years to ensure that all the tools of the land use program are implemented to bring housing for all, in every neighborhood.

1000 Friends greatly appreciates the Governor's office having many conversations with us, and others, on HB 4082. The Governor's bill provides an opportunity for any city to expand its urban growth boundary (UGB) using the short cut path in SB 1537 (2024). That bill allows a "one-time" UGB expansion of either 100 acres or 50 acres, depending on city size, if certain criteria are met. (Depending on the outcome of other legislation, that size could increase.) HB 4082 would provide an opportunity for a second UGB expansion for those cities qualifying under SB 1537, as well as an opportunity for one UGB expansion to every other city.

There is definitely a need for additional opportunities for manufactured home parks and for housing for seniors with moderate and low incomes. Existing manufactured home parks are disappearing, as park owners sell and develop the land for other purposes; the homes are difficult to move; and finding a place to move a manufactured home is challenging. Seniors are the fastest growing demographic in the US; by 2040, one in five Americans will be 65 or older. And the percentage of seniors living at the poverty level is also increasing, up to over 10% today and growing.

We would like to see a comprehensive package of legislation aimed at protecting current manufactured home parks, funding to preserve existing senior housing for those of moderate and low incomes, and tools to encourage further development of both housing types inside our existing towns and cities. Preserving the existing and incentivizing more of these homes in existing neighborhoods means the homes and their residents will be well-located near stores, schools, transportation choices, and more. This proximity is especially important for seniors and children.

We understand it is hard for these two types of housing to compete against market rate development for land, and while there are many non-land use factors at play causing that, we are working to see if land use can provide part of the solution through HB 4082. In particular, we would like to see that if there is a UGB expansion for this purpose, it is tailored in size to what would actually be needed for these two types of development, and that it certainly is not any larger than the original SB 1537 size limits.

We would also like to see the densities for the senior housing increased, to a level necessary for the developments to be walkable, transit-supportive, and actually capable of supporting the neighborhood scale retail that is hoped for. Currently, the bill sets a minimum of eight units/acre for the senior housing. That is a detached single house on a 5000 square foot lot. That is not sufficient to support neighborhood retail or transit, and it will be difficult to achieve deeper affordability than the maximum level of 120% AMI. The minimum density should be doubled - that would readily allow for at least single-level cottage clusters and duplexes. Those are not only more affordable per square foot to build, but they work both for households with one or two persons and for multi-generational living.

Thank you for considering our comments.