



MULTIFAMILY NW

The Association Promoting Quality Rental Housing

Oregon Senate Committee on Housing and Development
900 Court St. NE
Salem, Oregon 97301

RE: Support for HB 4082-A

February 24, 2026

Chair Pham, Vice Chair Anderson, Members of the Committee,

My name is Zach Lindahl, and I serve as Director of Government Affairs for Multifamily NW. I am submitting this written testimony in support of HB 4082-A. Multifamily NW represents nearly 300,000 rental homes across Oregon and the professionals who develop, own, operate, and maintain housing in communities across the state.

Multifamily NW supports the A-amended version of HB 4082 because it expands opportunities to add much-needed housing while maintaining clear affordability parameters and local flexibility. HB 4082-A builds on the temporary urban growth boundary addition program by allowing each city or Metro to include sites for manufactured dwelling parks or housing for older persons that are affordable to households earning up to 120 percent of area median income.

Oregon's housing shortage is not limited to deeply subsidized housing. Families and individuals earning up to 120 percent of area median income represent the workforce housing segment that is often underserved yet critically needed. HB 4082-A recognizes that reality and provides an additional, targeted pathway to create housing options for working households who are increasingly priced out of the communities where they live and work.

By allowing focused UGB additions for manufactured dwelling parks and housing for older persons, the amended bill offers a practical tool to add homes in a time-limited and defined manner without reopening broader land use debates. These housing types are proven to deliver affordability, stability, and efficient land use when sited appropriately.

HB 4082-A also aligns with Oregon's broader housing production goals. Meeting the state's housing needs will require a range of housing types at multiple price points, and this amendment provides local governments with another responsible tool to increase supply.

Multifamily NW supports policies that expand housing opportunities, preserve affordability, and create clear and workable frameworks for development. HB 4082-A advances those objectives.

For these reasons, we respectfully urge the committee to support HB 4082-A.

Thank you for your time and consideration.

Sincerely,

Zach Lindahl
Director of Government Affairs
Multifamily NW