



The League of Women Voters of Oregon is a 102-year-old grassroots nonpartisan political organization that encourages informed and active participation in government. We envision informed Oregonians participating in a fully accessible, responsive, and transparent government to achieve the common good. LWVOR Legislative Action is based on advocacy positions formed through studies and member consensus. The League never supports or opposes any candidate or political party.

February 7, 2022

To: [House Committee on Housing](#)
Representative Julie Fahey, Chair
Members of the Committee

Re: [HB 4064](#) – Siting Manufactured Homes and Prefabricated Structures – **Support**

The League of Women Voters of Oregon believes that persons who are unable to work or whose earnings are inadequate or for whom jobs are not available have the right to an income and/or services to meet their basic needs for food, shelter and access to health care.

Many families in Oregon are still priced out of safe, energy efficient housing within easy commutes of their work or school. One of the major factors is an inadequate supply of affordable housing units. HB 4064 would help address this issue. Obstacles continue to the use of prefabricated structures, a form that is significantly less expensive, faster to construct and provides a safer workplace than site-built homes. Prefabricated homes are those dwellings that are built in factories using a variety of manufacturing methods. Manufactured homes, which are constructed to the U.S. Housing and Urban Development (HUD) standards as well as modular homes, built to local codes, are types of prefabricated structures. HB 4064 would clarify some of these definitions.

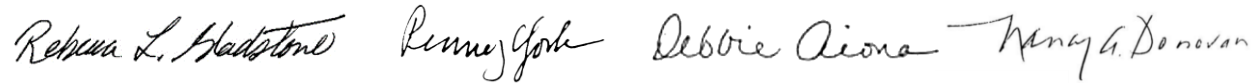
Some local jurisdictions prohibit siting of some types of prefabricated dwellings in residential zones and/or manufactured dwelling parks. This is an unnecessary restriction, in some cases limiting the replacement of dilapidated units or the expansion of supply. HB 4064 would require jurisdictions to allow “siting of prefabricated structures in mobile home or manufactured dwelling parks” and “on lands zoned to allow single-family dwellings within (the) urban growth boundary.”

Some manufactured dwelling park owners have been increasing their requirements for tenants to install costly infrastructure at their site. These requirements, such as driveways and sidewalks, improve the landowner’s property but remain if the tenant must move their unit. This makes the housing more expensive for the tenant without allowing them to increase their equity. HB 4064 limits the types of improvements that can be required.

In the recent disastrous wildfires much affordable housing was destroyed. Many of those units were manufactured dwellings. HB 4064 allows owners of those units greater flexibility in the replacement of their homes.

The League of Women Voters of Oregon recognizes the important assistance that HB 4064 can provide to Oregon residents seeking to find and maintain affordable housing. **The League strongly supports passage of this bill and urges the Committee to do so.**

Thank you for the opportunity to discuss this legislation.



Rebecca Gladstone
LWVOR President

Penny York, Debbie Aiona, and Nancy Donovan
LWVOR Action Housing Portfolio