



HOUSING ALLIANCE

February 7, 2022

House Committee on Housing
Oregon State Legislature
900 Court Street NE
Salem, OR 97301

Dear Chair Fahey, Vice Chair Morgan, Vice Chair Campos, Members of the Committee:

I am writing to you today on behalf of the Oregon Housing Alliance to express our support for HB 4064, which makes several important changes to both protect residents in manufactured housing, and allow new manufactured housing to be placed in communities.

The Oregon Housing Alliance is a coalition of more than ninety organizations from all parts of the state. Our members have come together with the knowledge that housing opportunity is the foundation on which all success is built – individual success as students, parents, workers, and community members as well as the success of our communities. We represent a diverse set of voices including affordable housing developers, residents of affordable housing, local jurisdictions, and organizations working to meet basic needs in every corner of our state.

We believe that all Oregonians deserve a safe, stable, and affordable place to call home.

Prior to the COVID-19 pandemic, we knew that already, too many seniors, families, and people who experience disabilities were paying too much of their income towards rent, and were experiencing other forms of housing instability. Today, we simply don't have enough affordable homes for people who need them, and vacancy rates have dropped precipitously towards zero in communities across Oregon. People – our neighbors and members of our community – are struggling with homelessness, housing instability, rent burdens, and to make ends meet and put food on the table.

Today, there are approximately 140,000 manufactured homes across Oregon which are hope to seniors, people with disabilities, and families just starting out. HB 4064 proposes several changes which will support more people to access housing through manufactured homes.

In response to the wildfires of 2020, the bill proposes two critical changes:

- First, to clarify the responsibility of future park residents and park owners about costs that residents can bear when moving into a new manufactured home park, such as the ones being replaced in Southern Oregon. Park owners must be responsible for park infrastructure, and the bill limits costs to residents for infrastructure they can reasonably remove should they chose to relocate. Survivors face significant barriers in recovering

from the wildfires of 2020, and extreme expenses to return to housing should not be one of them.

- Second, to make several additional technical changes to HB 2896 (2019)¹, which created a manufactured home replacement program at OHCS. This bill makes several additional changes to respond to the unique needs of survivors of natural disasters to help them access this critical program.

These changes are critical to support our neighbors who lost their homes or were impacted by the wildfires of 2020.

In addition, the bill makes important changes to allow new manufactured housing to be placed in communities:

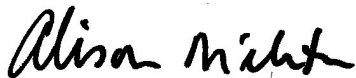
- In 2021, the Legislature passed HB 3219², which allowed prefabricated homes to be placed in manufactured dwelling parks. HB 4064 continues that work by allowing prefabricated structures to be placed in parks owned by resident owned cooperatives, and requires local codes to allow these structures as well. Prefabricated homes continue to expand the ways in which we can increase our housing supply.
- The bill allow allows for siting manufactured homes on bare land in existing neighborhoods. Today, local jurisdictions impose many standards that serve as barriers to placing manufactured or prefabricated homes in neighborhoods. The bill clarifies that a local jurisdiction cannot subject these homes to any standard that would not apply to any other home.

These flexibilities will increase our housing supply options, which is critical to addressing our crisis.

Manufactured and prefabricated housing is an opportunity for people with lower incomes to access homeownership with fewer barriers, particularly if important protections are in place. We urge your support of HB 4064.

Thank you very much for your time, and for your service to our state.

Sincerely,



Alison McIntosh
On Behalf of the Oregon Housing Alliance

¹ <https://olis.oregonlegislature.gov/liz/2019R1/Measures/Overview/HB2896>

² <https://olis.oregonlegislature.gov/liz/2021R1/Measures/Overview/HB3219>

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www.oregonhousingalliance.org

Housing Alliance Members

1000 Friends of Oregon
211info
Aging in the Gorge
Benton Habitat for Humanity
Bienestar
Bradley Angle
BRIDGE Housing
Business for a Better Portland
CASA of Oregon
Cascade AIDS Project
Central City Concern
Chrisman Development
Church Women United of Lane County
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City of Tigard
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Coalition of Community Health Clinics
Coalition of Housing Advocates
College Housing Northwest
Community Action Partnership of Oregon
Community Action Team
Community Action Program of East Central Oregon (CAPECO)
Community Alliance of Tenants
Community Development Partners
Community Housing Fund
Community Partners for Affordable Housing
Community Services Consortium
Community Vision
Cornerstone Community Housing
DevNW
Ecumenical Ministries of Oregon
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Farmworker Housing Development Corp.
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Horizon Project, Inc.
Housing Authorities of Oregon
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Housing Development Center
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Immigrant & Refugee Community Organization
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Lincoln County
Looking Glass Community Services
Mainstream Housing Inc.
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Mercy Housing Northwest
Mid-Columbia Housing Authority
Mid-Willamette Valley Community Action Agency
NAYA Family Center
Neighborhood Partnerships
NeighborImpact
NeighborWorks Umpqua
Network for Oregon Affordable Housing
Northwest Housing Alternatives
Northwest Pilot Project
Oregon AFSCME Council 75
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Oregon Center for Public Policy
Oregon Coalition on Housing & Homelessness
Oregon Consumer Justice
Oregon Council on Developmental Disabilities
Oregon Food Bank
Our Children Oregon
Partners for a Hunger-Free Oregon
Portland Community College
Portland Community Reinvestment Initiatives
Portland Housing Center
Portland Homeless Family Solutions
Portland: Neighbors Welcome
Proud Ground
Raphael House
REACH CDC
Residents Organizing for Change (ROC Oregon)
Rogue Action Center
Rose CDC
St. Francis Shelter
St. Vincent de Paul of Lane County, Inc.
ShelterCare
Sisters Habitat for Humanity
Sponsors, Inc.
Springfield Eugene Tenant Association (SETA)
SquareOne Villages
Street Roots
Think Real Estate
Transition Projects
Washington County
Welcome Home Coalition
West Tuality Habitat for Humanity
Wishcamper Development Partners

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