



Agenda/Notes  
Office of Governor Tina Kotek  
RJC Housing and Homelessness Committee  
January 22, 2026 – Zoom  
4:00pm – 5:00pm

**MEMBERS**

	Cameron Herrington		Jimmy Jones		Melinda Bell
	Cathryn Murray Harris	X	Kim McCarty	X	Nathan Teske
	Jackie Follis	X	Maria “Meg” Guerrero	X	William Miller

**OTHER ATTENDEES**

	Andre Bealer	X	Svetha Ambati	X	Matthew Tschabold
X	Javier Cervantes	X	Yasmin Solorio		

Topic/Lead	Notes/Main Points	Decisions/Action Items
Recap of RJC Meeting Legislative Preview/Legislative Day Meeting	<p><i>Javier provides a recap on legislative day conversations.</i></p> <p><b>Kim:</b> It was often said by legislators that we align our conversations with BIPOC Caucus. Have had a few community members ask about housing legislation that are relating to staying in their homes, as folks are not working, - like COVID, they are at risk of conviction. I’d like to discuss a moratorium.</p> <p><b>Meg:</b> If any of the conversations you are able to have, was there any idea or efforts to support a strategy that are facing or may be facing eviction? ICE is everywhere.</p> <p><b>Javier:</b> That might be a conversation for the BIPOC Caucus, presently have not heard anything.</p> <p><b>Meg:</b> That’s concerning because we understand as community members, the government can’t do it all but I hope legislators have something they are working on. It’s concerning.</p> <p><b>Javier:</b> That might be an ask for the Office of Immigrant and Refugee Advancement (OIRA) or other agencies for updates.</p>	
Emerging Bills to Discuss for possible advocacy	<p><i>Matt shares “2.3.26 HB 4082 Presentation” slides.</i></p> <p><b>Matt:</b> LC94 (HB 4082), tool to provide cities the opportunity to add new sites to their urban growth boundaries.</p>	Svetha to send bill number (once assigned) for LC 222.

**Kim:** The 55+, is their allowance for primary owner or lease holder is 55+ and they can have other generations in that household?

**Matt:** For a 55+ age restricted community, 80% have to be occupied by heads of household. 120% median income or below. The other 20% could be mixed income and multigenerational.

Even within 80%, it's a head of household requirement so they could have grandkids there, etc. Some communities do have the company running the community or HOA have their own rules on that, but in the governors' proposal – its following federal standard.

**Nathan:** For the cities that want to take advantage of this- what's the process to access it?

**Matt:** Every city is eligible, they would need to find a willing landowner at a site that's eligible (not like farmland, etc.), and work with that land owner on if they want to develop the site themselves or bring on a developer. They have to put together a full concept plan, city would approve, then DLCD, then its approved.

**Meg:** We have some senior housing from USDA. Even if it's for seniors, some of them are in charge of grandkids. I think it helps seniors to be alive and moving to get that energy.

**Nathan:** We have four generations in some households.

**Svetha:** There is a house committee bill, LC 222. Can follow up once we have the bill number. Have been collaborating on components of that bill – one is updating noticing requirements, established at the local level to explore changes on multiple hearings for fairly straightforward housing development, if there was an application that went through all the approval stages, and is sending in the same application – review period for jurisdictions is shorter. Third component is around land disposition process.

**Javier:** Does the committee have bills they'd like to advocate?

**Kim:** Can you let us know how these Governor bills were selected?

**Matt:** The bill that Svetha went over is a committee bill, leaded by Rep Marsh, Breese Iverson, and Andersen,

	<p>etc. They solicited different issues that were policy and incorporated them in. As far as what other partners are working on, it was a big effort on preservation and privacy with landlord tenant data.</p> <p><b>Meg:</b> If at any point we need to meet to get done what we assigned to us, please feel free to reach out via phone.</p> <p><b>Javier:</b> Reminder on OLIS training Jan 29<sup>th</sup>.</p> <p><i>Meeting concludes 4:52pm.</i></p>	
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<b>Meeting Materials</b>	 <p>2.3.26 HB 4082 Presentation.pdf</p>
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### Zoom Chat

- 16:06:07 From MEG (she, her, ella) to Hosts and panelists:  
Welcome Jazmin.
- 16:06:18 From Javier Cervantes, Gov. Office (El, He, Him, His) to Hosts and panelists:  
Thank you!
- 16:28:51 From MEG (she, her, ella) to Hosts and panelists:  
Welcome Will.
- 16:45:05 From Yasmin Solorio, Gov Office (She/her) to Hosts and panelists:  
Please make sure you are taking care of yourself as well, all
- 16:48:15 From Yasmin Solorio, Gov Office (She/her) to Hosts and panelists:  
February 26, 2026  
April 30, 2026  
June 25, 2026  
August 27, 2026  
October 29, 2026  
December 17, 2026 at 2:00pm (holiday adjustment)



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# HB 4082: Sites for 55 and Older Housing and Manufactured Home Communities

House Committee on Housing and Homelessness  
February 3, 2026

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*Matthew Tschabold, Office of Governor Tina Kotek*  
*Aurora Dziadul, Office of Governor Tina Kotek*



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# What is the issue?

Oregon is experiencing a housing affordability and production crisis, with impacts felt acutely by older and working-class Oregonians. The state needs solutions that will fast track housing for residents who need the affordable options offered by age restricted or manufactured home communities.

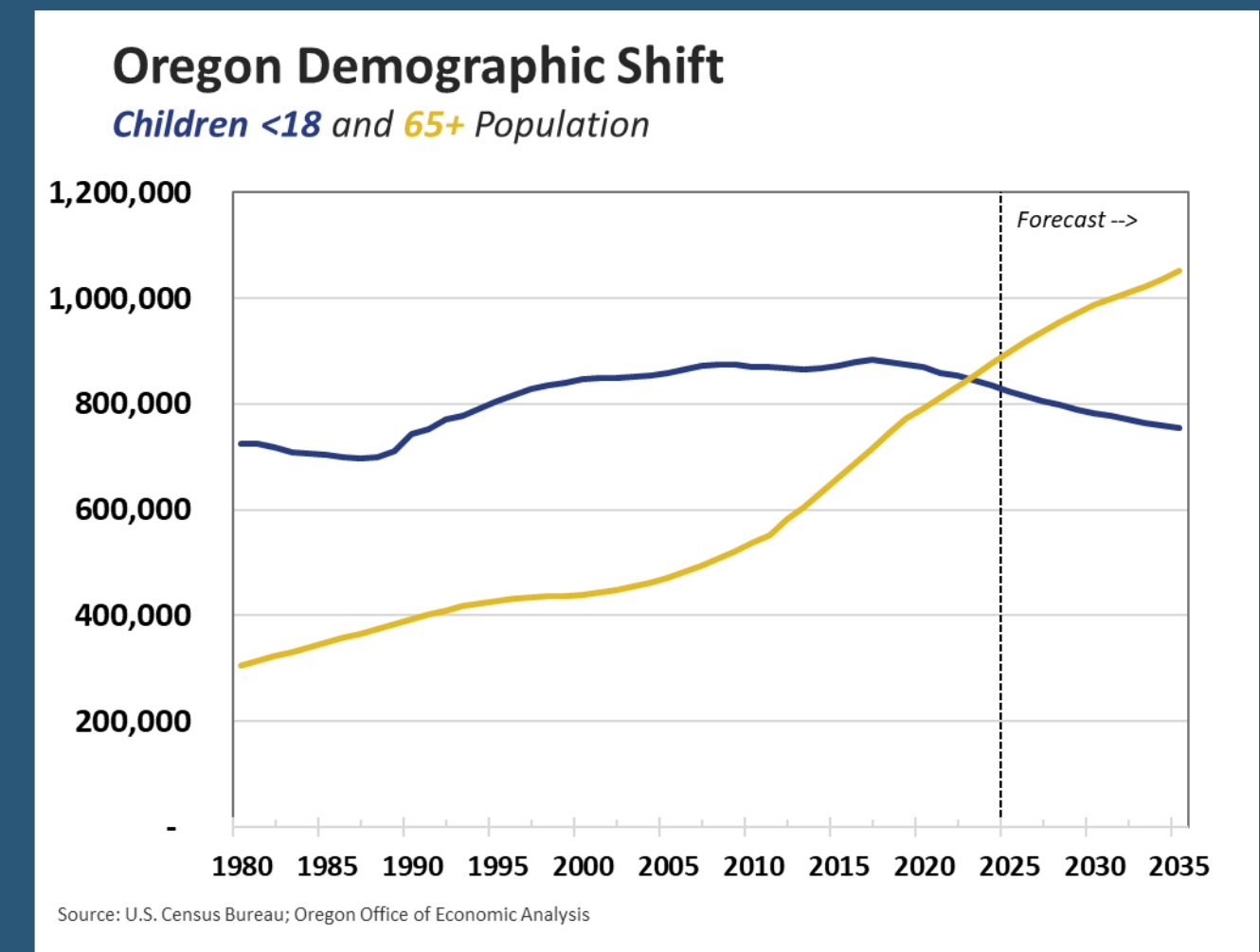


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# Older Oregonians and Housing Affordability

Oregon's population continues to grow older, and older adults are often reliant on fixed incomes, requiring affordable housing options and opportunities to avoid more expensive housing in the general marketplace.

*Older adults experience cost-burden at a rate much higher than that of young or middle-aged adults (44-64% compared to 40%).*





# Manufactured Housing



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Manufactured housing is one of the most affordable housing options for many Oregonians. A single manufactured housing unit can be produced at just 35% of the cost of a site-built house. According to 2024 data, manufactured homeowners paid almost half the monthly housing costs of all homeowners — \$711 compared to \$1,335

*Manufactured housing is some of the most naturally occurring affordable housing stock, but is difficult to develop due to land prices*





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Organizations  
serving older  
adults

Local  
governments

Manufactured  
home  
developers

**HB  
4082**





# Solution



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HB 4082 provides cities with a one-time UGB site addition opportunity for affordable 55+ or manufactured home communities.

All cities in the state are eligible to use the tool.

It uses the tool and policy framework established in SB 1537:

- > *Existing statute sets limits on acreage, types of land, site requirements*
- > *Existing statute requires complete communities*
  - > *Recreation and open space*
  - > *Neighborhood-scale commercial uses*
  - > *Diverse transportation infrastructure to support walking, biking, and public transit*

# Key Additions



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- *For 55+ communities, a diversity of housing types at urban density levels*
- *Affordability requirement for 55+ communities to serve 120% AMI and below households*
- *100% Type B adaptability requirement for housing serving older adults*



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# Impact

Cities that opt to use the tool for manufactured housing could produce **200-400 units** for just one site

Cities that opt to use the tool for 55+ communities could produce **300-800 units** for just one site, affordable mostly to households making **\$68,000-90,000 year or less** (Metro, Hood River, Benton, and Deschutes Counties have higher median incomes)



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# -1 Amendment

## For manufactured housing:

- > *Ensure manufactured dwelling units, not just parks, are allowed*
- > *Add prohibition on rezoning site addition for other uses/housing types for 30 years for parks and 20 years for lots with manufactured dwelling units*
- > *Allow existing manufactured dwelling parks in a site addition*

## For 55+ housing:

- > *Require 55+ housing to be Type B adaptable*
- > *Reduce density requirement for large cities and Metro to at least 8 units/acre (for single level development to support aging in place)*
- > *Bring the senior housing affordability covenant down to at least 30 yrs (to align with other affordable housing finance programs)*



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# Questions?