

Regarding: **Support HB 4082A**

Chair Pham, Vice-Chair Anderson and Members of the Committee:

Seniors and families in Oregon are struggling to keep a roof over their heads. They're losing housing because the costs of apartments or single-family homes are skyrocketing. Seniors on fixed incomes can't keep up with the annual 10% increase in their rent, or 6% if already living in a manufactured home park. 2.5% annual increase in income can't keep up with 10% annual increases in rent. Seniors are having to choose between food, health and housing. Many are only a few months away from homelessness.

One major barrier to affordable housing is available land. Cities need ways to create space for one of the most affordable ways to homeownership, manufactured homes.

City governments need a clear path to help them provide homes that fit their communities and their budgets. The bill gives cities a way to add land for urgently needed affordable housing for seniors. Manufactured housing is an affordable alternative to a stick-built home. This bill will give cities and builders a way to provide affordable homeownership for those who may be on the verge of homelessness.

Governor Kotek stated, "this bill is about dignity, stability, and opportunity. It is about making sure older Oregonians can stay in their communities and working families have a place they can afford to call home." She is so right! And to add to that, manufactured home communities are a community within a community. Seniors support one another and it provides social interaction that so important to the wellbeing of Oregon's aging population. This bill will create communities with access to services, transportation, and open spaces. It provides housing that's designed so older Oregonians can age safely in place.

As a senior living in a manufactured home community, I can testify to the importance of adding this type of affordable housing to our cities. It was one of the first affordable housing communities used to support service men and women when they returned from WWI, when there was a housing shortage. It's still one of the best and most affordable options for homeownership.

I strongly urge your support for House Bill 4082A.

Judy Annin