



Senate Committee on Housing & Development

**Testimony in Support of HB 4064 A-Eng.**

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AARP is the nation's largest nonprofit, nonpartisan organization dedicated to empowering Americans 50 and older to choose how they live as they age. With over 500,000 members in Oregon, AARP works to strengthen communities and advocate for what matters most to families, with a focus on health security, financial stability and personal fulfillment. AARP of Oregon supports HB 4064 A-Eng. to address ongoing barriers to manufactured home ownership.

An important aspect of our work in Oregon is advocating for livable and age-friendly communities, including expanding housing options and ensuring affordable, safe, secure, and accessible homes for Oregonians of all ages and abilities.

Manufactured homes are a major source of affordable housing for low and moderate-income families in Oregon. They play a critical role in serving the housing needs of older Oregonians. In small communities and rural areas, in particular, manufactured housing communities can be a great option for older adults. Without this option, many would find it difficult to afford housing. Sixty percent of people age 50 and over living in manufactured homes have low incomes.

In 2019 AARP Oregon supported HB 2896 because it promoted and preserved manufactured dwellings as viable, safe, and affordable housing options for Oregonians. HB 4064 A-Eng. continues our commitment to updating Oregon laws to allow Oregonians to have and maintain affordable home ownership options. And it adds some needed flexibility needed as a result of the 2020 wildfires. It removes barriers that could be created by through unnecessary local restrictions, limits the cost of improvements that can be passed on to tenants, expands the replacement program for manufactured dwellings, updates statutory definitions to include prefabricated structures and clarifies the intent to allow prefabricated homes in manufactured dwelling parks.

AARP Oregon supports efforts to address some of the critical issues facing older Oregonians who need access to affordable housing in our state. We respectfully urge this committee to pass HB 4064 A-Eng.