



HOUSING SENIORS | CREATING HOPE | PILOTING CHANGE

February 23, 2026

Senate Committee On Housing and Development
Oregon Legislature

Chair Khanh Pham, Vice Chair Dick Anderson, Members Jama, Nash, and Patterson -

RE: HB 4082A

I am the Executive Director of Northwest Pilot Project (NWPP), a social service organization that for almost 56 years has been providing housing placement and retention services to seniors aged 55 and over who are extremely low-income, typically between zero and 30 percent of area median income in Multnomah County. I also serve as Co-Chair of the Multnomah County Continuum of Care Board, and as a member of the Community Advisory Committee for Multnomah County's Homeless Response System. I write to express strong support for HB 4082A.

Each year, NWPP assists over 1,100 extremely low-income older adults whose fixed monthly incomes average about \$1,000, to find housing they can afford. NWPP does not own, manage, or develop housing so we see every day the shortage of housing for our clients, and how critical it is for housing development opportunities to be available and flexible.

HB 4082 addresses a critical gap: the lack of available land for housing types that actually work for older adults. It also responds to an urgent demographic reality: Oregon's senior population is growing rapidly, while affordable senior housing supply is not. Manufactured home communities and affordable 55-plus developments are among the most cost-effective and stable housing options for seniors, yet they are increasingly difficult to site under current land-use constraints. HB 4082A helps relieve that pressure by allowing cities a one-time, locally controlled opportunity to add land for urban-density 55-plus housing and manufactured home communities. The bill's "Type B" adaptability requirement is equally important. Housing that can adapt to mobility changes prevents forced moves later in life and reduces reliance on crisis services and institutional care.

Thank you for the opportunity to provide testimony on this bill.

Sincerely,

Laura Golino de Lovato
Executive Director, Northwest Pilot Project