



House Committee on Housing & Development

Testimony in Support of HB 4082 -1

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AARP Oregon is a nonprofit, nonpartisan organization representing over 500,000 members statewide and working to transform the experience of aging in Oregon. A key aspect of our mission is promoting livable and age-friendly communities, which includes expanding housing options and ensuring that Oregonians have safe, affordable, accessible, and appropriate housing as they age.

AARP is pleased to support HB 4082 to expand housing options for the state's growing aging population.

AARP research shows that most adults 50 and older want to remain in their communities as they age, and this desire is even stronger among those over 65 and in rural areas. Yet many older Oregonians cannot find affordable, accessible homes that allow them to downsize in the neighborhoods they know. At the same time, Oregon has reached a historic demographic milestone: we now have more older adults than children under 18. This permanent change affects every sector, including housing, and underscores the urgency of using every available tool to meet the challenges and opportunities of a growing aging population.

Why We Support HB 4082:

- **Land for manufactured housing and 55+ housing developments:** Creating a path to make buildable land available for both manufactured housing and 55+ development helps ensure older Oregonians have expanded housing choices.
- **Type B adaptability requirements for all 55+ housing:** Ensures all 55+ homes build using the tool will be designed for usability and adaptability and will support aging in place and preventing premature moves into high-cost care.
- **Rezoning protections for manufactured housing:** Manufactured homeowners, many of them older adults on fixed incomes, face some of the highest risks of displacement. These protections promote stability and prevent redevelopment pressures that can uproot people late in life.
- **Using SB 1537's "complete communities" framework:** Complete communities emphasize walkability and mobility options, proximity to services, small-scale commercial amenities, and connected neighborhoods. Extending this framework to manufactured and older-adult-specific housing can ensure housing supports health, connection, and independence.

HB 4082's unique value lies in its potential to deliver truly age-friendly, affordable, accessible housing that meets the needs of Oregon's rapidly growing older adult population. To further strengthen and support this vision, we offer three areas for consideration:

- **Deeper Affordability:** Many older adults, particularly renters, single adults, and those relying on Social Security, need affordability well below 120% AMI. Incorporating deeper affordability options along with mixed-income models can support feasibility while meeting the greatest needs.
- **Durable Affordability:** When property affordability expires, older adults on fixed incomes are pushed out of their homes. Extending affordability at key milestones such as property transfer or sale, refinancing, or major rehabilitation or through automatic limited duration affordability extension at maturation can preserve stability and prevent displacement.
- **Design and Density:** Age-friendly design supports aging in place through smaller, accessible homes, diverse housing types, and connected, walkable and transit-ready communities. Instead of standard minimum density tied to clear, demonstrated age-friendly design can ensure age-friendly outcomes.

HB 4082 is an essential step toward meeting the housing needs of Oregon's rapidly growing aging population and building a more inclusive, age-friendly state where everyone can live and age well.

Thank you for your consideration, and we urge your support.