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## **AARP Oregon Testimony on HB 3330 and HB 3331 – Manufactured Housing**

April 3, 2017

TO: House Committee on Human Services and Housing, Rep. Keny-Guyer, Chair

FROM: Jon Bartholomew, Government Relations Director, AARP Oregon

On behalf of the over half million AARP members ages 50+ statewide, we urge you to support HB 3330 and HB 3331. Manufactured housing provides a major source of unsubsidized housing for low- and moderate-income households. Out of the 9 million manufactured homes available, 8.4 million were occupied as a primary residence in 2011. People age 65 and older owned or rented some 1.8 million of these units. People age 65 and older own 28 percent of the occupied homes.

Manufactured housing plays a critical role in serving the housing needs of older Americans. Without this option, they might find it difficult to live affordably. AARP estimates that the median income of households headed by someone age 50 or older and living in manufactured housing was approximately \$22,000 in 2005. That compared with about \$44,000 for residents 50 and older in conventional single-family housing. About 60 percent of residents 50 and older living in manufactured homes have low incomes as defined by the Department of Housing and Urban Development (HUD). They typically receive no direct housing subsidy. But the affordability issue is complicated by financing, utilities, maintenance, and repair costs. Significant enhancement is needed in all of these areas.

People living in manufactured housing in Oregon have not escaped the affordable housing crisis that much discussed regarding apartment rentals. People in all corners of Oregon living in manufactured housing communities are facing dramatic rent increases that the tenants often cannot afford.

AARP Oregon supports lifting the ban on rent stabilization programs statewide for all housing. We have supported HB 2004 in part for this reason, and therefore, we support HB 3330, which would lift the ban for manufactured housing communities. Our policy book explicitly states, "States should permit local governments to initiate and enforce rent stabilization programs in manufactured housing communities," and that is exactly what HB 3330 does.

We also support HB 3331 because it similarly allows for a process for tenants to challenge large rent increases so they can stay in their own homes longer. It does not guarantee success of any challenge, but it at least provides venue for compromise between park owner and tenants.

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Real Possibilities