

## **Testimony on HB 2893, 2894, 2895, and 2896, Manufactured Housing**

March 4, 2019

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

From: Jon Bartholomew, Government Relations Director, AARP Oregon

AARP is pleased to support House Bills 2893, 2894, 2895, and 2896 and urges strong support of this package of bills which seeks to promote and preserve manufactured dwellings as viable, safe, affordable housing options for Oregonians.

AARP is a nonprofit, nonpartisan social change organization with a nationwide membership of nearly 38 million and 510,000 in Oregon. We work to improve quality of life for all as we age, strengthen our communities, and fight for the issues that matter to Oregon families. An important aspect of our work in Oregon is advocating for livable and age-friendly communities, including expanding housing options and ensuring access to 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.

AARP housing policies call on states to consider provisions that improve the financing options for manufactured housing and establish programs to facilitate the replacement of dilapidated and substandard manufactured homes with new, energy-efficient homes for households with low incomes. AARP believes that the package of bills related to manufactured housing in front of you today is a good step in the right direction to address the critical issues of housing facing our communities today.

- HB 2893 seeks to establish an ongoing advisory committee that would include a diverse and inclusive membership, including tenants and manufactured home residents, and would advise Housing and Community Services Department concerning issues related to manufactured housing in this state.
- HB 2894 proposes establishing the Manufactured Home Replacement and Decommissioning Fund to help manufactured home owners, especially those with lower income, purchase new energy efficient manufactured homes.

- HB 2895 would establish a grant program to help manufactured home parks and owners decommission and dispose of old homes that may pose health and environment.
- HB 2896 proposed requiring Housing and Community Services Department to provide loan to nonprofit corporation to develop program that supports manufactured dwelling park preservation and affordability for tenants.

Manufactured housing can be an important source of affordable housing for low-income families, especially older Americans. However, even though manufactured housing can be more affordable, financing, utilities, maintenance, and repair costs can cause financial hardship. The quality of manufactured housing vary tremendously and concerns about the condition and livability of manufactured housing exist in many communities. This is especially true in older communities where many older adults live in homes that may have both energy-efficiency and safety issues and may be considered substandard and dangerous for both personal health and also the environment.

Our state's housing crisis is going to require many and more bold solutions. Addressing some of the critical issues facing an important source of natural affordable housing in our state has to be part of the solution. On behalf of over half million AARP members ages 50+ statewide, we urge you to support HB 2893, HB 2894, HB 2895, and HB 2896.

Thank you for your leadership and commitment to make our region an age-friendly and livable place for people of all ages and abilities.

---

<https://policybook.aarp.org/policy-book/livable-communities/housing/manufactured-housing>  
[https://www.aarp.org/home-garden/housing/info-2007/fs16r\\_housing.html](https://www.aarp.org/home-garden/housing/info-2007/fs16r_housing.html)  
<https://shelterforce.org/2015/05/30/the-benefits-of-aging-in-manufactured-housing-communities>  
<https://www.pbs.org/newshour/nation/aging-mobile-homes-burden-the-grid-and-their-owners>