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LC 94: Sites for 55 and Older Housing and Manufactured Home Communities

House Interim Committee on Housing and Homelessness
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What is the issue?

Oregon is experiencing a housing affordability and production crisis, with impacts felt acutely by older and working-class Oregonians. The state needs solutions that will fast track housing for residents who need the affordable options offered by age restricted or manufactured home communities.

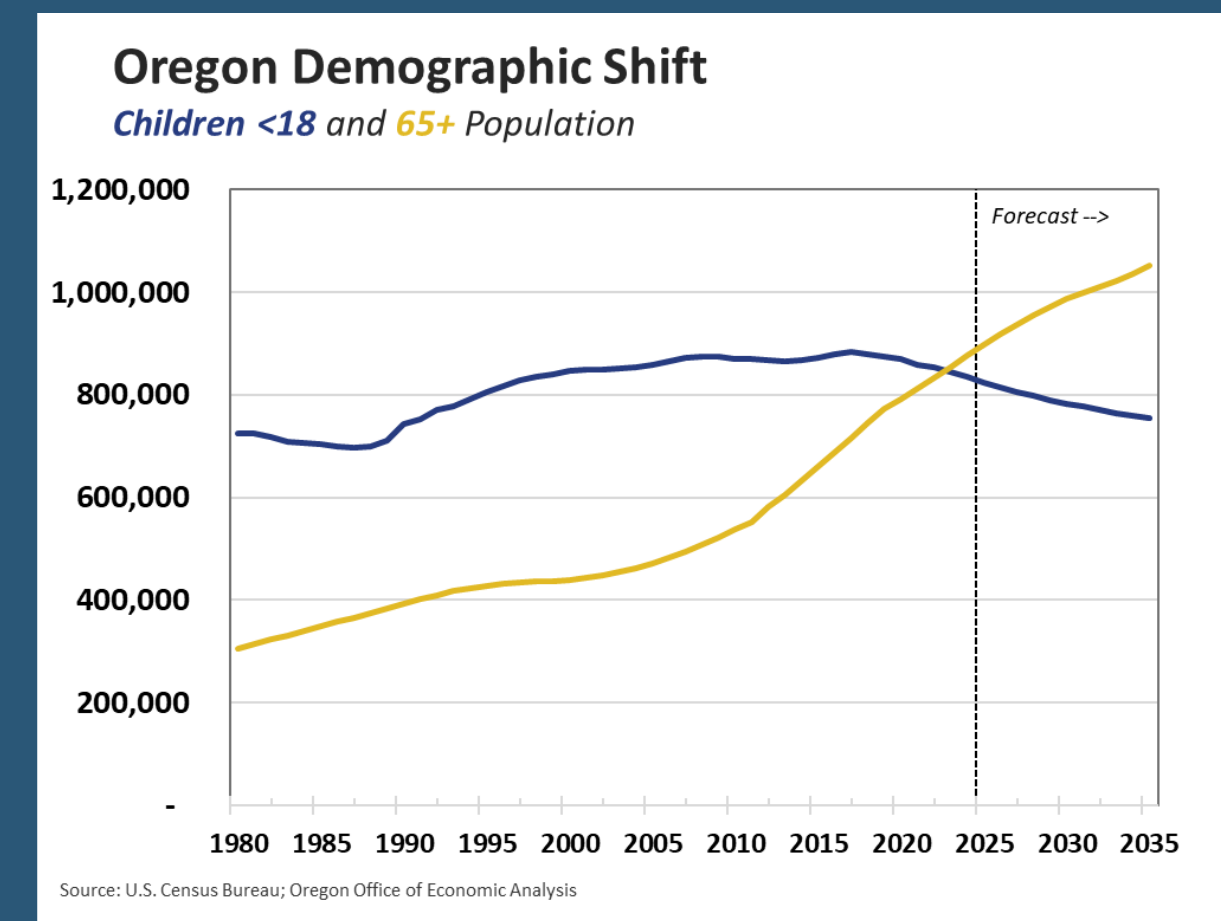


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Older Oregonians and Housing Affordability

Oregon's population continues to grow older, and older adults are often reliant on fixed incomes, requiring affordable housing options and opportunities to avoid more expensive housing in the general marketplace.

Older adults experience cost-burden at a rate much higher than that of young or middle-aged adults (44-64% compared to 40%).



Manufactured Housing



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Manufactured housing is one of the most affordable housing options for many Oregonians. A single manufactured housing unit can be produced at just 35% of the cost of a site-built house. According to 2024 data, manufactured homeowners paid almost half the monthly housing costs of all homeowners — \$711 compared to \$1,335.

Manufactured housing is some of the most naturally occurring affordable housing stock, but is difficult to develop due to land prices.



Source: OMHA



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Solution

LC 94 provides cities with a one-time UGB site addition opportunity for affordable 55+ or manufactured home communities.

All cities in the state are eligible to use the tool.

It uses the tool and policy framework established in SB 1537:

- > *Only non-resource or exception land may be included in the site*
- > *Cap of 50 or 100 acres, depending on city size*
- > *Affordability requirement for 55+ communities to serve 120% AMI and below households*



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LC 94 requires the development of complete communities, so that Oregonians can live happy, healthy, and connected lives.

The bill mandates a binding concept plan with:

- > *Recreation and open space*
- > *Neighborhood-scale commercial uses*
- > *Diverse transportation infrastructure to support walking, biking, and public transit*
- > *For 55+ communities, a diversity of housing types at urban density levels*



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Impact

Cities that opt to use the tool for manufactured housing could produce **200-400 units** for just one site

Cities that opt to use the tool for 55+ communities could produce **300-1,000+ units** for just one site, affordable mostly to households making **\$68,000-90,000 year or less** (Metro, Hood River, Benton, and Deschutes Counties have higher median incomes)



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Questions?