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March 6, 2025

House Committee On Housing and Homelessness

Chair Pam Marsh

Vice-Chair Tom Andersen

Vice-Chair Vikki Breese-Iverson

Re: Support for House Bill 3589

Dear Chair Marsh, Vice-Chair Anderson, Vice-Chair Breese-Iverson, and members of the House Committee On Housing and Homelessness:

Thank you for the opportunity to provide testimony in support of Senate Bill 3589, which requires the Housing and Community Services Department to develop a senior housing development initiative with funding from the Senior Property Tax Deferral Revolving Account, and provide technical assistance to developers.

Northwest Pilot Project (NWPP) is a social service agency with over five decades of experience in providing housing stabilization services to low and very low-income older adults, aged 55 and over, experiencing or at risk of homelessness in Multnomah County.

As noted in presentation to the House Committee On Housing and Homelessness, there are several trends related to housing for older adults that are important to consider that are related to this bill, including:

- As noted in a report by Portland State University to the State of Oregon for the Oregon Housing Needs Analysis, “Oregon is expected to be older, made up of a larger non-White population, and living with a higher rate of disability than previously has been seen in the state” ([reference](#)).
- Many older Oregonians are cost-burdened, with our oldest old having the highest levels ([reference](#)).
- More adults live in multifamily buildings as they age ([reference](#)), and this bill would support that type of housing development.
- The number and proportion of older adults are increasing across all geographies, urban to rural ([reference](#)).



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- Incomes of older adults decline and converge over time, increasing the need for affordable housing as Oregonians age ([reference](#)).
- As noted in a report by the Joint Center for Housing Studies from Harvard University, “Demand from renters for federal housing support dramatically exceeds supply, especially for older renters at or below 50% AMI; housing assistance through public housing, Housing Choice Vouchers, project-based Section 8 vouchers, and Section 202 Supportive Housing for the Elderly on serves 36.5% of eligible households” ([reference](#)).
- As noted in a report by the University of San Francisco's Benioff Homelessness and Housing Initiative (Oregon’s best comparable data), “32% of survey respondents reported that they were not able to find housing that met their needs due to a physical disability and housing characteristics such as the presence of stairs, doors that don’t accommodate the width of a wheelchair, lack of handrails in showers, etc.” ([reference](#)).

NWPP strongly supports House Bill 3589 as we feel that it is critically important that affordable senior housing is built throughout the state of Oregon.

We urge the Committee and rule making bodies to genuinely consider funding deeply affordable and accessible housing, especially for the hard-to-house 0-30% AMI population.

If you have any further questions, please do not hesitate to reach out to Alan DeLaTorre (aland@nwpilotproject.org).

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