

Testimony Submitted by
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Oregon Consumer Justice
To the House Committee on Housing

February 7, 2022

Regarding: Support for HB 4064

Chair Fahey, Vice-Chair Morgan, Vice-Chair Campos, and Members of the Committee,

I appreciate the opportunity to testify today and am pleased to submit this testimony on behalf of Oregon Consumer Justice. Launched in 2020, [Oregon Consumer Justice](#) (OCJ) is a nonprofit organization committed to ensuring that all people in Oregon experience a safe and fair marketplace, free from predatory and exploitative practices. We are especially focused on those communities that have been historically and systematically excluded or harmed by unfair practices.

Our priorities are guided by community voices, and we strategically focus on opportunities to:

- balance and re-imagine systems by advocating for laws that protect consumers and systems to ensure those laws are effective,
- communicate to shift the narrative about consumer justice and achieve equitable outcomes, and
- build and strengthen consumer access to justice.

Manufactured homes are an important component of Oregon's housing marketplace, with approximately 140,000 manufactured homes providing affordable homes for seniors, people experiencing disabilities, and people with low incomes. In 2020, devastating wildfires burned nearly 1,700 manufactured homes in Southern Oregon and in other areas of the state. HB 4064 makes a number of technical changes to address some gaps in current statutes, particularly around prefabricated homes and wildfire response.

Manufactured home parks are a complicated marketplace with residents who don't fit neatly into the traditional categories of homeowners or tenants, but rather, include elements of both. Residents rent the land on which they live, but often own the structure in which they live. Given the loss of manufactured homes to wildfire in 2020, HB 4064 builds on work from 2021 to ensure adequate consumer protections for those residents who were displaced. In particular, we appreciate that the workgroup that developed this legislation included limitations on the required improvements and charges that landlords can require of consumers before moving in to those that can be reasonably removed by the homeowner should they choose to relocate their home. This is especially important for parks that need to be rebuilt because of wildfires.

We urge your support of HB 4064.

Thank you for your consideration, and for your service to Oregon communities.