

Submitter: John Canalin

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure: HB2001

Chair Dexter, Vice-Chairs Gamba and Helfrich, and Members of the Committee, My wife and I own a manufactured home, which is located in a 55+ manufactured home park. We have lived here for over 5 years. An out of state investment company owns our park, and they have increased our space rent 14.6% for 2023, which is the maximum rent increase they are allowed to implement per Oregon law. There are many single and married senior citizens who currently survive on a fixed income living in our park, as well as another 29 manufactured home parks in Curry County. This allowable rent increase may cause catastrophic issues for many of these tenants, as they will likely struggle to make their monthly payments on time, or at all, due to the unreasonably high rent increase. Many will have to endure the threat of eviction. For manufactured home owners, this could lead to tenants abandoning their home, their only asset, because the current eviction laws do not take into account the expense, the hardship, and the amount of time it takes to detach and relocate a manufactured home if forced to evict. Also, if evicted, many tenants will be forced to join the ranks of the homeless because they could neither afford to pay their increased rent, nor pay to have their home moved to a new location.

Please accept this testimony in strong support of HB 2001, which is an important element of the emergency response to our current housing crisis. The bill ensures a focus on youth homelessness prevention, provides innovative approaches to addressing housing supply barriers, and contains critical measures to help prevent eviction-caused homelessness.

We are particularly writing to urge support of Sections 14-26 of HB 2001, which contain essential and reasonable improvements to Oregon's eviction statutes to promote stability and payment rather than displacement and eviction. These Sections of the bill:

Expand the time after a notice of nonpayment before being taken to court from 72 hours to 10 days.

Provide that nonpayment eviction notices and court forms should include information about where to find rent assistance and legal assistance, and provide access to translation of these forms.

Amend first appearance and trial timelines to ensure that tenants have a greater chance of finding help before their hearing.

Provide that an eviction case will be dismissed if payment is made before final judgment.

Make the default judgment process more fair.

Streamline the eviction sealing process for those who qualify for sealing, removing a procedural barrier to future housing stability.

In closing, passage of HB 2001 will provide reasonable and critical measures to help

prevent eviction-caused homelessness. The bill is landmark legislation and reflects the urgency of the crisis too many Oregonians are living with due to lack of housing, inadequate services, and eviction statutes designed for displacement instead of stability.

Thank you to the legislature and to Gov. Kotek for your fast action on this package to help our communities respond to the crisis of homelessness and to improve stability and safety for individuals and families across the state.