

HB 3151-A: Preserving and expanding the use of manufactured housing to address Oregon's affordable housing needs

Today in Oregon, there are approximately 140,000 manufactured homes which provide affordable homes for seniors, people experiencing disabilities, and people with low and very-low incomes. Of these homes, approximately 62,000 are located in over 1,000 manufactured home parks where homeowners own their home but rent the land beneath it.

The relationship between homeowner and park owner is unique and often can be a source of confusion and sometimes conflict. This bill seeks to strengthen this relationship and stabilize homes by clarifying responsibilities and improving access to information.

For new housing production, manufactured homes offer significant cost advantages to site-built homes and can be an important part of the solution to Oregon's affordability crisis. Even though manufactured homes cost significantly less than site-built housing, the quality and appeal of new manufactured homes built to US Department of Housing and Urban Development (HUD) standards has improved drastically.

HB 3151-A proposes several modest statutory changes to clarify and improve existing policy and to facilitate the development of new manufactured home communities recognizing the naturally affordable homeownership opportunities manufactured homes provide.

HB 3151:

- Specifies which improvements an owner of a manufactured dwelling park may require applicants/new tenants moving their manufactured homes into a park to pay for, or construct under the rental agreement.
- Clarifies the intent of existing legal assistance services available to low-income residents involved in disputes and extends the program sunset to 2027.
- Expands the definition of affordable housing in ORS 197.308 to include manufactured home parks for purposes of developing housing on non-residential land.
- Expands the OHCS manufactured dwelling park loan funds to be used for the development of new parks in addition to preserving existing parks.

Collectively, these actions will improve the landscape for manufactured housing as an important resource in Oregon. Manufactured homes offer a unique opportunity for homeownership otherwise unattainable in the current market environment. Please support HB 3151-A.

These organizations have endorsed HB 3151-A:



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