

Submitter: Artie Maine

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3054

Good Afternoon Chair and Members of the Committee:

I appreciate the opportunity to provide testimony on this proposed legislation. I am concerned that the bill's provisions will ultimately make housing scarcer and more expensive for many residents. I respectfully offer the following points for your consideration.

By tying rent increases strictly to the Consumer Price Index (CPI) and capping certain increases at 10%, landlords may choose not to invest in improvements or maintenance that exceed what they can recover in rent. Over time, fewer landlords will be willing to invest in or build new manufactured home communities, constraining supply and increasing housing costs elsewhere. The proposed restrictions on rent, along with the limitations on aesthetic or internal requirements, make it harder for facility owners to maintain control over their property standards. As the financial and regulatory risks increase, particularly with regard to fire insurance, owners may consider converting or selling their parks, further reducing the overall inventory of this type of affordable housing.

With rent increase caps in place, landlords who are facing rising utility, tax, and maintenance costs will cut corners on these repairs or improvements. Tenants will see deteriorating conditions and, eventually, higher relocation costs when the facilities inevitably become uninhabitable. As facilities deteriorate or close, the demand for alternative affordable housing options rises, driving up the price of other rentals. This ripple effect hurts the very households the bill purports to protect.

Prohibiting internal inspections or even reasonable aesthetic improvements as conditions of sale will expose new buyers to unexpected repair costs or safety hazards. In addition, sellers (and their lenders) will face greater liability if issues arise after a purchase that a routine inspection would have caught. Landlords often require certain repairs or aesthetic updates in order to facilitate financing, insurance coverage, or compliance with local regulations. Curtailing this ability will delay sales, raise transaction costs, and discourage potential buyers who want assurances about property condition and safety.

Over time, constraints on rental increases and limitations on ownership oversight deter new development. Fewer facilities entering the market means more competition for existing spaces—and higher prices for tenants. When private investment in maintenance and upgrades declines, public agencies will be asked to step in to fund

necessary repairs to roads, water systems, and sewage lines. These public expenses translate into higher taxes and fees for everyone.

Finally, I would like to address the requirement that the HCS department study water, sewer, and septic systems. HCS has proven to have limited capability to understand this scope, and will assuredly waste untold funds due to their incompetence, as they have evidenced on multiple projects throughout the state in recent years. Please replace the leadership at HCS if you would like to see the agency run well.

While this legislation may be driven by a desire to keep housing costs affordable, capping rents below market realities and restricting landlords' ability to manage property conditions risk creating the very problem the bill seeks to solve: higher housing costs and less stability in the long run. I respectfully urge this Committee to consider alternatives that address affordability without discouraging investment or undermining the supply of quality home park spaces.