

Testimony in Support of HB 3054-1 to the House Committee on Housing and Homelessness

2/3/25

Chair Marsh, Vice-Chairs Andersen and Breese-Iverson, Members of the Committee,

I am writing today to urge your support for HB 3054-1 to provide needed caps on rent increases and other tenant-friendly reforms in Oregon's manufactured home parks. I am a rancher in the Scio area who ran as an independent, non-partisan candidate for the Oregon House in rural Linn County's House District 11 last year. During that time, I met people from all across the district, including residents living on fixed incomes in mobile home parks who are at serious risk due to the prospect of large rent increases they are facing. For some, the size of upcoming rent increases could drive them into homelessness should HB 3054-1 fail to pass the Legislature this year. The passage of this bill should be non-partisan and I urge your unanimous support.

Oregon has a serious issue with a lack of affordable housing. In Oregon, according to American Community Survey data from 2013-2017, manufactured homes make up eight percent of the state's total housing stock and sixteen percent of its affordable housing stock. As manufactured home parks are increasingly bought by investment companies, the needs of tenants, particularly those living on fixed incomes, is being compromised as investors seek to make larger profits. Guarding against unreasonably high rent increases, limiting how much rent can be increased on a site at time of sale, and restricting other costly requirements, all of which HB 3054-1 proposes, is common sense. The passage of this bill will ensure both the wellbeing of lower income tenants and the ability of park owners to recoup their investments in a responsible way.

One other element of this bill is a study on the need for improvements to water and sewer or septic systems in manufactured home parks and floating home marinas throughout the state by the Oregon Housing and Community Services Department to be completed by September, 2026. While the cap on annual rent increases and other reforms to limit rent spikes are the core components of this bill that must be supported, this study is also important to help prioritize areas for investment and improvement, particularly in older parks, to ensure the availability of clean water and properly functioning sewage and septic systems.

Again, the passage of this bill should be non-partisan and I urge your unanimous support.

Sincerely,

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