



February 3rd, 2025

House Committee on Housing and Homelessness
Oregon State Capitol
900 Court St NE
Salem, OR 97301

Re: Support for HB 3054

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

ACCESS urges your support of HB 3054, which would protect homeowners renting spaces in manufactured home parks or park marinas. These homeowners are experiencing rent increases and other requirements that far outstrip what they can afford with income from pensions, social security, or modest wages.

ACCESS, the Community Action Agency serving Jackson County, is dedicated to supporting low-income residents in our county through essential services, including food assistance, energy assistance, rental support, weatherization programs, homeownership services, and medical equipment. Our mission is: *"Through partnership and service, ACCESS provides food, warmth, and shelter to promote stability for vulnerable populations."*

A key focus of our work is housing stability, which is why protecting residents from unaffordable rent increases is vital to our mission. With a significant number of manufactured home parks in our county, and the devastation caused by the 2020 wildfires, which impacted 17 parks, we've witnessed firsthand how the rising cost of space rent can make living in manufactured homes unaffordable for many families.

HB 3054 would provide critical housing stability protections in the following ways:

Limits annual rent increases to within the Consumer Price Index. Surging rents are outstripping residents' capacity to pay and threatening their ability to remain in homes that were intended to provide lifelong security. This bill provision would protect homeowners from displacement and from losing their largest asset, while continuing to allow park owners to increase rent by the CPI.

Limits rent increases in between tenancies to no more than 10%. Large rent increases in-between tenancies in a manufactured home park or marina can severely limit a homeowner/tenant's ability to sell their home, compounding their difficulty in responding to rent-burdens, unsatisfactory park conditions, or other life changes. In extreme circumstances, residents may be forced to abandon their home without sale,



losing their assets and equity. This bill provision would prevent unreasonable price spikes in between tenancies, and protect homeowners' equity and stability.

Prohibits landlords from requiring a selling tenant or a prospective purchaser to make unnecessary aesthetic or cosmetic improvements to the home. Some park landlords require new buyers to complete and pay for “aesthetic” upgrades to units at the time of sale. When these upgrades are not necessary for maintenance or repair, but purely aesthetic, they are an unreasonable burden on home sellers and potential buyers. These unnecessary requirements create significant barriers to home sales, suppressing the value of the home and potentially discouraging transactions. This bill provision would help facilitate sales, thus improving homeowners' options and preserving affordability.

Prohibits landlords from requiring home interior inspections as a condition of in-place home sale. Some park or marina landlords impose interior inspection requirements on homeowners prior to approving a sale of a home in their park or marina. This is an unreasonable incursion on the rights of homeowners to negotiate and sell their property to a willing buyer. A park or marina landlord has no responsibility for the interior of a home in their park or marina, and thus no justifiable reason for inserting themselves into that aspect of a sale.

In summary, we urge your support of HB 3054 to protect the housing stability of vulnerable homeowners who rent the space beneath their homes, by preventing unreasonable rent increases and prohibiting other barriers to home sales. Thank you for the opportunity to submit testimony and your service to Oregon communities.

Sincerely,

Joe Vollmar

Joe Vollmar
Chief Operations & Housing Officer
ACCESS