



community alliance of tenants

February 4th, 2025

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

Re: Support for HB 3054 – Protections for Manufactured Housing & Marina Residents

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

The **Community Alliance of Tenants (CAT)** urges your support for **HB 3054** to protect homeowners renting space in manufactured home parks and marinas. CAT is a tenant-led organization that has spent decades fighting for renters' rights across Oregon. We have worked closely with manufactured home residents, particularly in Southern Oregon, where communities were devastated by wildfires and are now struggling with rising space rents, predatory lease terms, and unexpected barriers when trying to sell their homes. Many of these homeowners are seniors or families living on fixed incomes, with no room in their budgets for sudden increases.

We have heard from tenants who have lived in their homes for decades only to be priced out by relentless rent hikes. Others have been forced to abandon homes they owned because park owners raised space rents so high that no buyer could afford to move in. Some have been pressured into costly "upgrades" just to keep their leases, even when their homes were in good condition. This is not just unfair—it's stripping people of their homes and life savings.

HB 3054 provides basic, reasonable protections for these homeowners, including:

- - **Capping annual rent increases to the Consumer Price Index (CPI).**
- - **Limiting rent hikes between tenancies** to protect homeowners' equity.
- - **Removing unnecessary aesthetic upgrade requirements** for home sales.
- - **Stopping invasive home inspections** by landlords before sales.

For years, CAT has been working with tenants in manufactured home parks to organize, advocate, and fight back against unfair housing practices. We have helped residents in Southern Oregon rebuild after losing entire communities to fire, and we continue to hear from homeowners who fear they will be the next to lose everything—not to flames, but to unjust policies that strip them of their housing security.

We urge you to **pass HB 3054** and give these homeowners the protections they need to keep their communities intact.

Sincerely,

Kim McCarty
Executive Director
Community Alliance of Tenants