

Testimony on House Bill 3145

Submitted by HOPE Community Corporation

Date: 3/24/25

To: Members of the House Committee on Housing and Homelessness

Subject: Support for House Bill 3145 - Enhancing Manufactured Housing in Oregon

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

HOPE Community Corporation, as the nation's first and only non-profit HUD-certified manufactured home factory and dealer, is committed to setting a national standard in quality and affordability. Thanks to funds provided by the State of Oregon in 2022, we produce superior HUD-certified, and NEEM+ rated manufactured homes, offering essential housing solutions directly to low-income individuals and families, including those affected by natural disasters such as wildfires. In addition, HOPE Community Corporation is the ideal resource for housing authorities, government agencies, and land developers or investors focused on low-income housing projects.

We are honored to submit this testimony in strong support of House Bill 3145. Manufactured housing plays a crucial role in addressing the affordable housing crisis not only in Oregon but across all states in our nation. With nearly 140,000 manufactured homes in the state, this form of housing provides a cost-effective, efficient, and environmentally friendly solution to meet the growing demand for affordable homes. Manufactured homes are vital for low-income households, offering a pathway to homeownership and stability. Manufactured housing is also a quick and efficient way for Oregon to increase housing stock for hard-working, middle-income individuals and families. Given that only a small percentage of citizens can afford traditional stick-built homes at this time, this group is rapidly being left behind.

Securing Land for Park Developments

One of the significant challenges facing the expansion of manufactured housing is the availability of land for park developments. House Bill 3145 addresses this issue by allowing the Housing and Community Services Department to use Local Innovation and Fast Track Housing Program Fund money for factory-built housing. This provision will enable the acquisition and development of land specifically for manufactured home parks, ensuring that more families have access to affordable housing.

Lifting Restrictions on Placement of Manufactured Homes

Current zoning restrictions often limit where manufactured homes can be placed, hindering their potential to provide widespread affordable housing. House Bill 3145 proposes lifting these restrictions, allowing manufactured homes to be sited in diverse locations across the state, including areas where people work, live, and play, not just on the outskirts of communities. This change will promote greater flexibility and accessibility, helping to integrate manufactured housing into various communities and reducing barriers for low-income and middle-income residents.

Funding for Replacement of Units

Many manufactured homes in Oregon are aging and energy-inefficient, with a significant portion built before 1995. House Bill 3145 supports funding for the replacement of these outdated units, ensuring that residents

can transition to modern, energy-efficient homes. This initiative will not only improve living conditions but also contribute to environmental sustainability by reducing energy consumption.

Funding for Removal of Aging Units

The removal of aging manufactured homes is essential to maintain safe and livable communities. House Bill 3145 includes provisions for funding the removal of these units, facilitating the replacement process and ensuring that residents can move into new, safe, and efficient homes. This support is crucial for preserving the integrity of manufactured home parks and enhancing the quality of life for residents.

Conclusion

HOPE Community Corporation strongly urges the passage of House Bill 3145. This legislation represents a significant step towards addressing Oregon's affordable housing needs and supporting the growth of manufactured housing as a viable and quick solution. By securing land for park developments, lifting placement restrictions, and providing funding for the replacement and removal of aging units, House Bill 3145 will help ensure that all Oregonians have access to safe, affordable, and high-quality housing.

Thank you for your consideration. Together, we can build a brighter future for our citizens, one home at a time.

Sincerely,

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