

May 5, 2025

Senate Committee on Housing and Development
900 Court St., NE
Salem, OR 97301

Dear Chair Pham, Vice-Chair Anderson and Members of the Committee,

On behalf of Cavco Industries, Inc., I respectfully submit testimony in opposition to HB 3054. While we appreciate the intent to protect residents of manufactured home communities, this bill will impact the stability, viability, and future of Oregon's manufactured housing industry.

Manufactured home communities require an ongoing investment to ensure infrastructure remains safe, modern, and livable. HB 3054 would lower the maximum annual rent increase for most communities, while still requiring landlords to comply with rising costs for utilities, insurance, taxes, and maintenance. Although communities with 30 or fewer spaces have a different rate of increase, the majority of communities that house the greatest number of residents will be heavily burdened. Over time, this creates a disincentive to reinvest in parks, threatening infrastructure quality, long-term housing supply, and family wage paying jobs.

Manufactured home communities play a critical role in addressing Oregon's affordable housing shortage. We urge the Legislature to pursue balanced, collaborative approaches that preserve affordability while ensuring park owners can maintain, upgrade, and operate communities responsibly. Please vote no on HB 3054.

Thank you for the opportunity to share our perspective.

Sincerely,



Michael Johnson
General Manager
Palm Harbor Village – Cavco Industries, Inc.