



May 7, 2025

Senator Khanh Pham
Chair, Senate Committee on Housing and Development
900 Court St NE
Salem, OR 97301

RE: Support for House Bill 3054 A

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

The Oregon Housing Alliance asks you to support House Bill 3054 A. This bill protects residents of large manufactured housing parks and marinas from unsustainable rent hikes. Without these protections, homeowners are at risk of losing their housing and being forced out of their communities. They are also likely to be forced to abandon the homes they own, because manufactured homes are generally unable to be safely moved to another location, or another affordable location cannot be found. These homeowners will lose the equity in their homes.

Privately-owned manufactured housing parks are one of Oregon's largest sources of affordable housing. This means that many manufactured homeowners live on fixed incomes; rent increases are outstripping what they earn from pensions, social security, or modest wages. House Bill 3054 A protects these homeowners in three ways:

1. Prevents rent surges by capping annual increases at 6%, to prevent the loss of residents' housing and their largest asset;
2. Prevents park landlords from requiring cosmetic or aesthetic upgrades as a condition for sale or purchase of a home;
3. Prevent park landlords from requiring in-home inspections as a condition of sale.

Purchasing a home in a manufactured home park is one path towards stable and affordable homeownership. These homeowners deserve fairness, dignity and respect.

We urge your support of HB 3054 A to protect the stability of vulnerable homeowners who rent the space beneath their homes, by preventing unreasonable rent increases and prohibiting other barriers to home sales.

Sincerely,

Cameron Herrington
Oregon Housing Alliance
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