



Date: May 2, 2025

From: Kim McCarty, Executive Director, Community Alliance of Tenants

RE: Please support HB 3054A

To: Chair Pham, Vice-Chair Anderson, Senator Anthony Broadman, Senator Todd Nash, Senator Deb Patterson

My name is Kim McCarty. I am the Executive Director of the Community Alliance of Tenants. CAT is Oregon's only statewide tenant-led renters' rights group. We serve thousands of tenants annually with education and referral services. (CAT), urges your support for HB 3054A, which would protect homeowners renting spaces in manufactured home parks from extreme rent increases.

Every year on the CAT Renters' Rights Hotline, we hear from manufactured park renters and homeowners. These homeowners are a type of tenant. They are experiencing rent space increases and other requirements that far exceed what they can afford with income from pensions, social security, or modest wages.

Their issues are similar to tenants because they are not fully in control of costs and community repairs. Residents are asking for more predictability in their housing costs. Rent stabilization is one tool to help people plan. We strongly believe in the value of solutions coming from the people most impacted, as is the case here. Manufactured housing parks are one of the few remaining places with affordable housing. We must do everything that we can to preserve the affordability.

If passed, HB 3054A would provide critical housing stability protections to residents who own their homes in a park by preventing huge spikes in rental space increases.

The state of Washington recognized that manufactured home parks need special consideration to protect owners who rent space from rent spikes that not only displace people but can also cause them to lose their homes that they paid for. In Washington, they passed a rent stabilization cap of 5% for manufactured home parks. In Oregon, we can also protect ourselves from rent gouging. HB 3054A would protect homeowners from displacement due to rising space rent costs with a 6% cap.

Please do all you can to support this bill. Thank you for your work.