

May 12, 2025

Senate Committee on Housing and Development
Oregon Legislature

Chair Pham, Vice Chair Anderson, and Members of the Committee:

Re: Support for House Bill 3054A

My name is Shelaswau Crier. I'm the Director of Strategic Partnerships for the Mid-Willamette Valley Community Action Agency (MWVCAA). We are an anti-poverty organization founded in 1967 primarily serving Marion and Polk counties and also providing services in nine other counties across Oregon. MWVCAA services include help for those unable to pay energy bills, assistance for improving home weatherization, and a comprehensive set of housing and sheltering programs designed to support homeless and at-risk individuals and families. Our agency sees firsthand the impact of rising costs on our community and the need for better protections. Accordingly, we strongly support House Bill 3054A.

Oregon is facing a housing and affordability crisis and has one of the highest rates of unsheltered homelessness in the country. In Marion and Polk counties alone, the Mid-Willamette Valley Homeless Alliance 2025 Point-in-Time (PIT) Count identified 2,166 individuals experiencing homelessness and found that "47% of those counted were experiencing homelessness for the first time, underscoring the growing pressure on working families, youth, and seniors amid a housing market that continues to strain household budgets and community resources." Elderly Oregonians, as the fastest-growing group losing their homes, are particularly hard hit.

Manufactured homeowners who own their homes but are renting the land are uniquely vulnerable. Some Oregonians have seen their rent more than double over the course of the last ten years. Manufactured home park rental increase examples reported by OPB earlier this year included a homeowner who was paying \$525 per month seven years ago and is now paying \$1,350 per month, an over 150% increase. Many manufactured homeowners are seniors on fixed incomes who are finding it increasingly difficult to cover living and medical expenses while being subject to unpredictable, exorbitant rent increases.

HB 3054A's annual rent caps for manufactured and floating homes will help keep people in their homes. The bill's provisions prohibiting landlords from requiring aesthetic upgrades and interior home inspections upon sale of manufactured homes will help buyers get into affordable homes and facilitate mobility for selling tenants, particularly those who have been struggling with increasing land rents and resultant decreasing manufactured home property values.

HB 3054A is a practical approach that promotes housing stability for vulnerable Oregonians. I urge your strong support for HB3054A and the protections therein. Thank you for the opportunity to submit testimony and for your service to Oregon communities.

Sincerely,
Shelaswau Crier
Director of Strategic Partnerships
Mid-Willamette Valley Community Action Agency