



April 12, 2023

Sheila Stiley, Board chair – NW Coastal Housing

Kymberly Horner, Vice-chair - Portland Community Reinvestment Inc.

Rachael Duke, Secretary - Community Partners for Affordable Housing

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Rita Grady – Polk CDC

Maria Elena Guerra - Farmworker Housing Development Corp

Nkenge Harmon Johnson – Urban League of Portland

Brad Ketch – Rockwood CDC & Community Dev. Corp. of Oregon

Erica Mills – NeighborWorks

Senator Kayse Jama
Senate Committee on Housing and Development
900 Court St NE, S-409
Salem, OR 97301

Re: House Bill 3151-A

Chair Jama, Vice Chair Anderson and members of the committee:

Housing Oregon, a membership-based statewide association of over 80 affordable housing community development corporations and allies committed to serving and supporting low-income Oregonians, urges your support for House Bill 3151-A. The bill provides several modest but meaningful changes to the current statutes that govern manufactured housing parks and the rights of their tenants.

Several of our member organizations have been actively involved in rebuilding manufactured housing parks destroyed in the catastrophic fires of 2020. They report of residents being required to pay for permanent improvements to their manufactured homes that would typically be paid for by the landlord as capital improvements made to the land. HB 3151-A specifies which improvements an owner of a manufactured dwelling park may require applicants/new tenants moving their manufactured homes into a park to pay for, or construct under the rental agreement.

HB 3151 also clarifies the legal assistance that is available to low-income residents involved in dispute resolution efforts and extends the program sunset to 2027. It clarifies that you can't restrict tenancy for those whose income is from social security or disability.

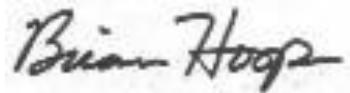
The bill also expands the definition of affordable housing in ORS 197.308 to include manufactured home parks for purposes of developing housing on non-residential land streamlining jurisdictional approval processes for new developments in certain zones.

Finally, the bill expands the use of OHCS funding currently invested in Community Development Financial Institutions (CDFIs) to use those funds for the construction of a new manufactured home park.

Currently, those resources can only be used for acquisition of existing parks. For new housing production, manufactured homes offer significant cost advantages to site-built homes and can be an important part of the solution to Oregon's affordability crisis.

We urge you to support HB 3151-A to improve the landscape for manufactured housing as an important resource in Oregon. Manufactured homes offer a unique opportunity for homeownership otherwise unattainable in the current market environment. Thank you for your attention to this critical issue. You can reach me at 503-475-6056 or brian@housingoregon.org.

Sincerely,

A handwritten signature in black ink that reads "Brian Hoop".

Brian Hoop
Executive Director
Housing Oregon