



Rachael Duke, Board Chair - Community Partners for Affordable Housing

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

Kristy Rodriguez, Treasurer – Housing Authority of Malheur & Harney Counties

Shannon Vilhauer – Secretary - Habitat for Humanity of Oregon

Trell Anderson – NW Housing Alternatives

Jessica Blakely – Salem Housing Authority

David Brandt - Housing Works

Rita Grady – Polk CDC

Maria Elena Guerra - Farmworker Housing Development Corp

Nkenge Harmon Johnson – Urban League of Portland

Erica Mills – NeighborWorks Umpqua

Hai Nguyen – East County Housing (CDC of Oregon)

Sheila Stiley – NW Coastal Housing

May 7, 2025

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

For the record, my name is Kevin Cronin, and I serve as the Director of Policy and Advocacy at Housing Oregon. We're a statewide coalition of over 135 nonprofit affordable housing organizations, including developers of affordable rental housing, homeownership, and homeless services across Oregon. Our members are also among the most recent developers of new manufactured home parks in the state.

We are here today in strong support of House Bill 3054A.

This bill reflects thoughtful, targeted regulation to protect one of Oregon's last naturally occurring sources of affordable housing—manufactured home communities. These communities are home to thousands of low-income Oregonians, including seniors and working families, and they are increasingly at risk of rent hikes and displacement when parks are sold to new investors.

Some have raised concerns that adding consumer protections will deter new development. But let me be clear: that is not the experience of our members. New park development has long been limited—not because of tenant protections—but because of barriers that this committee knows all too well: permitting delays, zoning constraints, land costs, and access to financing.

We weren't building parks before rent stabilization passed in 2019. And the handful of parks we *are* building now—often in partnership with public agencies—are happening because of state leadership and local innovation, not because protections were rolled back. In fact, Housing Oregon members are seeing more interest in manufactured housing than ever before. And none of them see HB 3054A as a threat to future development.

What this bill does is prevent bad actors from exploiting a vulnerable group of homeowners—folks who own their homes, but not the land under them. They deserve stability, predictability, and a fair shot at staying in their communities.

This is a practical, meaningful step you can take right now to protect affordable housing we already have, without interfering with the work of mission-driven developers like ours.

We urge your support for HB 3054A. Thank you for your time.

Kevin

Sincerely,
Kevin Cronin
Policy & Advocacy Director
Housing Oregon