



*The League of Women Voters of Oregon, established in 1920, is a grassroots nonpartisan political organization that encourages informed and active participation in government. We envision informed Oregonians participating in a fully accessible, responsive, and transparent government to achieve the common good. LWVOR Legislative Action is based on advocacy positions formed through studies and member consensus. The League never supports or opposes any candidate or political party.*

May 7, 2025

To: [Senator Khanh Pham](#), Chair, [Senator Dick Anderson](#), Vice-Chair and  
Members of the [Senate Committee on Housing and Development](#)  
Re: [HB 3054 A](#) – Limits annual rent increases in home parks or marinas – **Support**

The League of Women Voters of Oregon continues to focus on housing challenges experienced by people with the lowest incomes. Affordable homes in Oregon are in short supply, making it important to strengthen resident protections. HB 3054 A seeks to limit rent increases for homeowners in home parks and marinas experiencing escalating rents and curtail other landlord practices that can threaten residents' ability to stay in their homes.

The League of Women Voters of Oregon (LWVOR) believes that one of the goals of social policy in the United States should be to promote self-sufficiency for individuals and families, and that the most effective social policy programs are those that prevent and reduce poverty. For these reasons we support HB 3054 A.

This bill with the -2 amendment establishes the maximum annual rent increase percentage for homeowners in a home park or marina with more than 30 spaces at 6% compared to the current level of 7% plus consumer price index (CPI) changes.

Parks and marinas with 30 or fewer spaces are exempt and covered by the current rent cap of 7% plus changes in the CPI, capped at 10%. It also prohibits a landlord from requiring that a selling tenant or prospective home purchaser make aesthetic improvements or allow internal inspections. Only maintenance or repairs carried out by the homeowner can be required under this bill.

Oregon has more than 140,000 manufactured homes, with 62,000 located in more than 1,000 privately owned parks across the state. Manufactured housing is one of the largest sources of naturally occurring affordable housing. Residents on fixed or limited incomes have few options when costs escalate and far exceed what they can afford.

HB 3054 A would help ensure continued affordability of this critical housing supply. We urge your support.

Thank you for the opportunity to discuss this legislation.

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