



February 3, 2027

To: House Committee on Housing and Homelessness
From: Peter Hainley, CASA of Oregon
Re: Support for HB 3054

Chair Marsh, Vice Chairs Breese-Iverson and Andersen, and Members of the Committee,

My name is Peter Hainley. I am the executive director of CASA of Oregon. CASA has been working with local communities to create housing, facilities and asset building opportunities for 37 years.

CASA of Oregon has been working with residents in manufactured housing communities (MHCs) to preserve their communities as resident-owned cooperatives (ROCs) since 2008. Last week we closed financing on the 28th resident purchase in Newport, Surfside Village co-op, Nye Beach. They join co-ops in Talent, Madras, Milwaukie, Warrenton, Clatskanie, Welches, Rainier, Clackamas and Redmond.

The establishment of rent caps, as proposed in this bill, for residents in MHCs is reasonable. In reviewing the rent increases in our ROCs, most rents increased 10% or less at the time of conversion. Further rent increases are minimal or non-existent. In some cases, rents have been reduced. With no incentive for profits, rents are naturally stable. Average rents in our co-ops are \$500 per space.

As to landlords requiring aesthetic upgrades and home interior inspections as a condition of sale, we believe that past practices by some landlord necessitates these provisions. We have heard from residents of unreasonable landlord requests that go beyond maintenance and repairs and requiring more expensive aesthetic upgrades. This bill will level the playing field between homeowners and landlords in manufactured home communities.

CASA urges you to pass HB 3054. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Peter Hainley". The signature is fluid and cursive, with a small dot above the letter "i".

Peter Hainley
Executive Director