



February 3, 2025

House Committee on Housing and Homelessness
Oregon State Capitol
900 Court St NE
Salem, OR 97301

Re: Support for HB 3054

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

Habitat for Humanity Portland Region urges your support of HB 3054, which would protect homeowners renting spaces in manufactured home parks or park marinas. These homeowners are experiencing rent increases and other requirements that far outstrip what they can afford with income from pensions, social security, or modest wages.

At Habitat Portland Region, we work with households who, like many manufactured home park and marina residents, have been priced out of traditional homeownership models but are nevertheless striving to achieve the stability that ownership promises. As a former legal aid lawyer, I've seen firsthand that the promise of stability doesn't always materialize for owners of manufactured homes. The fact that their asset is so difficult to move (due to the cost of moving it and the dearth of available parks) means that manufactured homeowners can be in a profoundly vulnerable position if rents are allowed to escalate without regulation.

HB 3054 would provide critical housing stability protections in the following ways:

Limits annual rent increases to within the Consumer Price Index. Surging rents are outstripping residents' capacity to pay and threatening their ability to remain in homes that were intended to provide lifelong security. This bill provision would protect homeowners from displacement and from losing their largest asset, while continuing to allow park owners to increase rent by the CPI.

Limits rent increases in between tenancies to no more than 10%. Large rent increases in-between tenancies in a manufactured home park or marina can severely limit a homeowner/tenant's ability to sell their home, compounding their difficulty in responding to rent-burdens, unsatisfactory park conditions, or other life changes. In extreme circumstances, residents may be forced to abandon their home without sale, losing their assets and equity. This bill provision would prevent unreasonable price spikes in between tenancies, and protect homeowners' equity and stability.

Prohibits landlords from requiring a selling tenant or a prospective purchaser to make unnecessary aesthetic or cosmetic improvements to the home. Some park landlords require new buyers to

complete and pay for “aesthetic” upgrades to units at the time of sale. When these upgrades are not necessary for maintenance or repair, but purely aesthetic, they are an unreasonable burden on home sellers and potential buyers. These unnecessary requirements create significant barriers to home sales, suppressing the value of the home and potentially discouraging transactions. This bill provision would help facilitate sales, thus improving homeowners’ options and preserving affordability.

Prohibits landlords from requiring home interior inspections as a condition of in-place home sale.

Some park or marina landlords impose interior inspection requirements on homeowners prior to approving a sale of a home in their park or marina. This is an unreasonable incursion on the rights of homeowners to negotiate and sell their property to a willing buyer. A park or marina landlord has no responsibility for the interior of a home in their park or marina, and thus no justifiable reason for inserting themselves into that aspect of a sale.

In summary, we urge your support of HB 3054 to protect the housing stability of vulnerable homeowners who rent the space beneath their homes, by preventing unreasonable rent increases and prohibiting other barriers to home sales. Thank you for the opportunity to submit testimony and your service to Oregon communities.



Sarah Radcliffe
Director of Government Relations
Habitat for Humanity Portland Region