



February 3, 2025

Representative Pam Marsh
Chair, House Committee on Housing and Homelessness
900 Court St NE, H-474
Salem, OR 97301

RE: Support for House Bill 3054

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

The Oregon Housing Alliance asks you to support House Bill 3054. This bill protects residents of manufactured home parks and marinas from unsustainable rent hikes. Without these protections, homeowners are at risk of losing equity in their homes. Many of these homeowners live on fixed incomes and rent increases are quickly surpassing what they can earn from pensions, social security, or modest wages. House Bill 3054 will protect these homeowners in four major ways:

1. Prevent rent surges by capping rents to the Consumer Price Index (CPI) to prevent the loss of these residents' largest asset
2. Limit rent increases between tenancies to a maximum of 10% to ensure homeowners are able to sell their homes and protect their equity
3. Prevent park landlords from requiring cosmetic or aesthetic upgrades as a condition for sale or purchase of a home
4. Prevent park landlords from requiring in-home inspections as a condition of sale

Purchasing a home in a manufactured home park is one path towards stable and affordable homeownership. And these homeowners deserve fairness, dignity and respect.

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.

Sincerely,

Rebekah Markillie
Oregon Housing Alliance
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