



HOUSING SENIORS | CREATING HOPE | PILOTING CHANGE

May 6, 2025

Senate Committee On Housing and Development
Chair Senator Khanh Pham, Vice-Chair Senator Dick Anderson

Re: Support for Housing Bill 3054A

Dear Chair Pham, Vice Chair Anderson, and members of the Senate Committee on Housing and Development:

Thank you for the opportunity to provide testimony in support of House Bill 3054A, which is an important legislative solution for supporting housing affordability for residents of manufactured home parks and marinas. If passed, this bill would prohibit rent increases above 6% in large manufactured home parks or marinas, and protect residents from unreasonable requirements prior to allowing the sale of a home.

Northwest Pilot Project (NWPP) is a social service agency with over five decades of experience providing housing stabilization services to low and very low-income older adults, age 55 and over, experiencing or at risk of homelessness in Multnomah County. As a housing service provider who does not own or operate housing, we depend on many community partners to ensure housing options for older adults are available. This includes housing in manufactured home parks, where older adults in Oregon are among the most vulnerable homeowners and renters.¹

HB 3054A would provide critical housing stability protections to residents who own their homes in a park or marina. Residents on fixed or limited incomes have few options when park costs escalate, since homes are often permanently installed in place and cannot easily be moved. Surging rents are outstripping residents' capacity to pay and threatening their ability to remain in homes that were intended to provide lifelong security.

¹ Neumann, E. (March 2, 2025). Manufactured home park residents pray for relief as lawmakers aim at rent. Oregon Public Broadcasting. Retrieved from: <https://www.opb.org/article/2025/03/05/manufactured-home-park-residents-pray-for-relief-as-lawmakers-aim-at-rent/>

The bill would protect against extreme rent increases in large parks or marinas, and would prohibit landlords from imposing unreasonable requirements that often result in homeowners being unable to sell their homes. Often, homeowners in this situation are forced to abandon their homes, losing their most valuable asset at the same time they are displaced from their community.

NWPP believes HB 3054A provides needed protections for vulnerable residents living in manufactured home parks and marinas by enabling them. We urge you to support the bill and support residents before they become at risk of losing their largest asset and prior to their housing situation becoming precarious and unstable.

If you have any further questions, please do not hesitate to reach out to Yoni Kahn (yonik@nwppilotproject.org) and/or Alan DeLaTorre (aland@nwppilotproject.org).

Sincerely,

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