



29 April 2025

Senate Committee on Housing and Development
Oregon Legislature

Chair Pham, Vice Chair Anderson, and Members of the Committee:

RE: House Bill 3054A

My name is Jimmy Jones, and I serve as the Executive Director of the **Mid-Willamette Valley Community Action Agency (MWVCAA)** in Salem. We serve low-income residents across Marion, Polk, and nine additional counties in Oregon. Each year, we provide more than \$80 million in services and direct client assistance for housing, homelessness, energy and weatherization, and early learning programs to more than 60,000 Oregonians experiencing poverty. I also serve as the Vice President for Legislative Affairs at the Community Action Partnership of Oregon, sit on the Housing Committee of the Racial Justice Council, was a member of the House Bill 2100 Task Force on Homelessness and Racial Disparities, and most recently Chaired the Legislature's Joint Task Force on Hospital Discharge.

I am writing to express my strong support of House Bill 3054A (HB 3054A), which advances critical protections for homeowners in manufactured home parks and marinas throughout Oregon.

Manufactured homes and floating homes represent one of Oregon's last remaining affordable pathways to homeownership. However, these homeowners are uniquely vulnerable to rent increases and park management practices that can destabilize lives, undermine financial security and displace families. At MWVCAA, we see every day how seniors on fixed incomes, families working multiple jobs and individuals relying on modest pensions or social security benefits are increasingly being priced out of their homes and into housing instability or homeless.

HB 3054A is a targeted, practical solution to these problems through the following key provisions:

- Limits annual rent increases in parks and marinas with more than 30 spaces to 6%. Additionally, it allows landlords to raise rent up to 12% once every five years for significant infrastructure upgrades but only with consent of at least 51% of residents. This ensures homeowners retain a meaningful voice in decisions affecting their living conditions and financial stability.
- Prevents mandatory aesthetic improvements when a home is for sale; only essential health, safety and maintenance repairs may be required. This protection preserves homeowner equity and prevents artificial devaluation of the home.
- Bars landlords from demanding an interior inspection of the home as a condition of sale or tenancy approval, safeguarding the privacy rights of homeowners and removing unnecessary delays to transactions.

These reforms are not merely administrative adjustments, they are common-sense, compassionate protections that will ensure Oregon's manufactured home and floating home communities remain viable, affordable and fair for the thousands of families who rely on them.

For all of these reasons, I urge your strong support for House Bill 3054A. Thank you for the opportunity to submit testimony and for your service to Oregon communities.

Respectfully,

A handwritten signature in blue ink, appearing to read "JJ".

Jimmy Jones
Executive Director