

HB 2761 A STAFF MEASURE SUMMARY**Carrier:** Rep. Grayber**House Committee On Housing****Action Date:** 03/30/21**Action:** Do pass with amendments. (Printed A-Eng.)**Vote:** 8-0-0-0**Yeas:** 8 - Campos, Fahey, Marsh, Meek, Morgan, Neron, Weber, Zika**Fiscal:** Has minimal fiscal impact**Revenue:** No revenue impact**Prepared By:** Claire Adamsick, LPRO Analyst**Meeting Dates:** 2/23, 3/30**WHAT THE MEASURE DOES:**

Requires landlord of a manufactured dwelling park to notify existing or prospective tenant, or prospective purchaser, that, upon request, a rental agreement and an application for occupancy will be provided by the landlord in any of the top five languages other than English that are most commonly spoken in the state. Requires manufactured structure dealer to notify prospective purchaser that, upon request, the sales contract will be provided by the dealer in any of the top five languages other than English that are most commonly spoken in the state. Exempts manufactured dwelling park nonprofit cooperatives from complying with the provisions of this Act. Directs Secretary of State to publish on secretary's website a list of at least the top five most commonly spoken languages in the state other than English, based on the most recent American Community Survey from the U.S. Census Bureau. Requires Secretary of State to update language list at least once every 10 years. Clarifies that provisions of this Act become operative on July 1, 2022.

ISSUES DISCUSSED:

- Language access needs in limited English proficiency communities statewide
- Language translation upon request in languages that are less frequently spoken
- Facilitating communication between prospective homebuyer or tenant and park owner or landlord
- Ensuring bill applies to park owners and dealers, not owners who sublease a manufactured dwelling

EFFECT OF AMENDMENT:

Replaces the measure.

BACKGROUND:

According to data from the U.S. Census Bureau's American Community Survey (ACS) 1-year estimates (2019), 620,927 Oregonians (15.5 percent of the state's population) speak a language other than English. One-third of this group, or 204,308 (5.1 percent of the state's population) identify as speaking English less than "very well." Spanish is the most commonly spoken language in nearly all of Oregon's legislative districts and second-most spoken in the remainder. Chinese (both Mandarin and Cantonese), Vietnamese, Korean, and Russian are the other most commonly spoken languages other than English statewide.

Manufactured housing is one of the largest sources of unsubsidized affordable housing in the country. In Oregon, manufactured homes account for 8 percent of the state's total housing volume, and 16 percent of the state's affordable housing stock, according to ACS 5-year estimates (2013-2017). Latinx homeowners represent 8 percent of manufactured homeowner population, while this demographic group represents only 5 percent of all homeowners in Oregon.

House Bill 2761 A requires a landlord of a manufactured dwelling park to notify an existing or prospective tenant, or prospective purchaser, that, upon request, a rental agreement and an application for occupancy will be provided by the landlord in any of the state's top five most commonly spoken languages other than English.

This summary has not been adopted or officially endorsed by action of the committee.

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Manufactured structures dealers would also be required to provide, upon request, the sales contract in any the five most commonly spoken languages. The measure exempts owners who sublease a manufactured dwelling inside a park from the requirements. It directs the Secretary of State to publish on the secretary's website a list of at least the five most commonly spoken languages other than English based on the most recent American Community Survey from the U.S. Census Bureau, and update the language list at least once every 10 years.