

Written Testimony in Opposition to HB 3054

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

My name is Heath Schiller, and I own and operate manufactured housing dealerships in Island City and Hermiston. I am writing in strong opposition to HB 3054 because of the chilling effect it will have on investment in manufactured home communities, the demand for new manufactured homes, and the broader housing market in Oregon.

While my primary business is selling manufactured homes, I have been actively exploring opportunities to develop communities in rural Oregon to help meet the state's housing needs. For example, I have a piece of property in Pilot Rock, and have been considering whether to develop it into an RV park, individually sold lots, or a manufactured home park. However, HB 3054 sends a clear signal that the risks of investing in manufactured home communities are growing, and if this bill passes, I would hesitate to move forward with any project that places me in a landlord-tenant relationship.

By imposing extreme rent control measures and vacancy control policies, HB 3054 creates a regulatory environment that discourages new investment in manufactured home communities. Without new communities, fewer Oregonians will have access to affordable homeownership opportunities, and the demand for new manufactured homes will decline. This not only hurts future homeowners but also impacts small businesses like mine that depend on a strong market for new home sales.

Oregon already faces a severe housing shortage, especially in rural areas. Instead of discouraging development, the Legislature should focus on policies that incentivize new community investment, streamline regulations, and expand access to affordable housing options. Unfortunately, HB 3054 does the opposite—it makes it harder to justify new projects and pushes investment out of the state.

I appreciate your time and consideration, and I urge you to oppose HB 3054 to ensure that Oregon remains a place where businesses can invest in housing solutions that benefit working families and rural communities.

Sincerely,
Heath Schiller
Pendleton, Oregon