



January 14, 2025

Chair Pam Marsh
House Housing and Homeless Committee
900 Court St NE
Salem, OR 97301

Dear Chair Marsh, Vice Chair Breese-Iverson, Vice-Chair Anderson, and Members of the Committee:

My name is Jimmy Jones, and I am the Executive Director of the Mid-Willamette Valley Community Action Agency in Salem, Oregon. We serve low-income residents of Marion, Polk and nine other counties across Oregon. Annually we provide more than \$77 million in services and direct client assistance for housing, homelessness, energy and weatherization, and early learning programs to more than 60,000 Oregonians in poverty, in addition to a range of emergency services that shelter the homeless and serve wildfire victims. I also serve as the Vice President for Legislative Affairs at the Community Action Partnership of Oregon, and sit on the Housing Committee of the Governor's Racial Justice Council.

I write today in support of **House Bill 3054-1**. The bill limits rent increases for renters in manufactured home parks, and limits rental increases for new owners of a sold manufactured dwelling unit. Across Oregon today low-income residents are struggling to afford essential housing costs. Manufactured home communities are one of the last affordable housing types we have in Oregon, and they make up a disproportionate percentage of affordable housing in the state, compared to the total number of units in Oregon. Many residents in manufactured home communities live there because they have been priced out by soaring apartment rental costs, and the practice of resetting rental rates to market when multi-family units turn over. Limiting this practice in one of the densest affordable housing types in Oregon is good public policy. Many of the homeowners do not own the land beneath their units, and they are particularly vulnerable to any leasing requirements that constrain their ability to sell their property to another owner. It is critical, given the wave of housing insecurity and homelessness currently washing over Oregon, that we preserve, protect, and defend the manufactured home communities in Oregon. These units are vital to our low-income and disabled residents, and members of communities of color.

We ask the Committee to support these important protections for our low-income community in Oregon.

Sincerely,

Jimmy Jones
Executive Director
Mid-Willamette Valley Community Action Agency