

Dear Members of the House Committee on Housing and Homelessness,

I am writing to express my strong support for House Bill 3054, which seeks to reduce the maximum allowable rent increases for rental spaces in manufactured housing communities to align with changes in the consumer price index. This legislation is essential for protecting homeowners in these communities from excessive rent hikes that can lead to significant financial hardship.

It's important to emphasize that in manufactured housing communities, residents own their homes but lease the land on which their homes are situated. This unique arrangement means that while homeowners have invested in their dwellings, they remain vulnerable to rent increases imposed by landlords for the plots of land. Unlike traditional homeowners, individuals in these communities cannot simply relocate their homes in response to rising land rents; moving a manufactured home is often prohibitively expensive and logistically challenging.

Excessive rent increases for these plots can lead to severe financial strain for homeowners, many of whom are seniors or individuals on fixed incomes. When the cost of leasing the land escalates beyond their means, residents face the untenable choice of selling their homes, often at a loss, or abandoning them altogether. This not only results in personal financial loss but also contributes to housing instability within our communities.

By tying rent increases to the consumer price index, HB 3054 ensures that adjustments are fair and reflective of actual economic conditions. This approach provides a balanced solution that protects homeowners from exploitative rent increases while allowing landlords to receive reasonable returns that correspond with inflation.

The opposition's argument that this bill will eliminate affordable housing is hollow. This bill will not only allow people to stay in their homes but allow them to invest in their communities. I urge the committee to pass HB 3054 to promote equitable and affordable housing solutions for Oregonians residing in manufactured housing communities.

Thank you for your consideration.

Sincerely,

Jessica Lawrence