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State Senator Kayse Jama

Senate District 24 (D-East Portland, Damascus, Boring)

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

I write to you today in support of HB 3054, which would provide critical protections for residents of manufactured home parks and marinas across our state. Oregon's housing and homelessness crisis is well-documented and shows no signs of slowing down. Recent eviction data demonstrates that even more Oregonians are being displaced from their homes than before the COVID-19 pandemic.¹ As rents continue to rise faster than wages, manufactured homes represent an increasingly significant share of the accessible, low-cost housing and homeownership opportunities for thousands of Oregonians. By lowering annual rent increases to align with the average increase in the Consumer Price Index and capping rent resets for new tenants, HB 3054 gives much-needed relief to the most vulnerable members of our communities.

Residents of manufactured home parks face specific challenges that make them uniquely vulnerable to exploitation and at risk of homelessness. Many residents—especially those in 55-or-older parks—live on fixed incomes and cannot afford annual rent increases at the current maximum of 10% as allowed by state law. Evictions are particularly destabilizing for park residents, leading not only to displacement but the loss of assets and equity when residents are forced to abandon their home without sale.

HB 3054 would further protect residents by capping rent resets for new tenants to no more than 10% of the selling tenants' rent. Rent increases between tenants can limit a homeowner's ability to sell a manufactured home and realize the investment they've made. I understand homeownership to be a key component of reducing homelessness and believe we must make homeownership attainable at all income levels.

In my time as Chair of the Senate Committee on Housing and Development, I prioritized reducing homelessness by uplifting policies and investments that keep people in their homes. We know that the most effective way to limit the growth of our homelessness crisis is to prevent people from losing their housing in the first place. Given the vulnerable populations that manufactured home parks serve, it is essential we do everything in our capacity to ensure stability and affordability for these residents. I strongly urge you to vote yes on HB 3054.

¹ [Statewide: Latest Eviction Data — Evicted in Oregon](#)