



Portland Housing Bureau

February 3, 2025

Representative Pam Marsh, Chair
House Committee on Housing and Homelessness
900 Court St NE, HR-F
Salem, OR 97301

Re: Support for House Bill 3054

Dear Chair Marsh, Vice-Chair Andersen, Vice-Chair Breese-Iverson and Members of the House Committee on Housing and Homelessness:

The Portland Housing Bureau supports HB 3054, which aims to stabilize rent increases for spaces in a manufactured home parks and marinas to match changes in the Consumer Price Index (CPI).

In 2019, Oregon made history when former Governor Brown signed SB 608 into law, becoming the first state in the nation to implement statewide rent control. While this was a significant achievement, the rise in inflationary pressures in 2023 highlighted the need to revisit these laws. As a result, the passage of SB 611, signed by Governor Kotek, effectively capped rent increases at the lesser of 10% or 7% plus CPI. This response was essential to curbing unmanageable rent increases and was necessary considering the increase in non-payment eviction cases filed in Oregon, which today still exceed pre-pandemic levels.

Despite important legislative updates, Oregon is still grappling with an ongoing housing affordability crisis. Wages have not kept pace with rising housing costs, food prices, and general living expenses, which places continual pressure on households throughout the state. While state laws have been amended in recent years to further strengthen tenant protections, we acknowledge that in our current climate, continual review of rent control laws remains crucial to ensuring that the state's laws remain responsive to challenges—specifically around housing affordability.

HB 3054 aims to strengthen tenant protection laws and strike an equitable balance between landlords and tenants. The bill would give tenants the opportunity to prepare for reasonable increases in rent, while allowing landlords to increase rents in a manner that keeps up with inflation and market pressures. Additionally, the bill's provision limiting rent increases to 10% of the current rent for prospective buyers of manufactured homes and marina spaces further protects individuals and families from excessive rent hikes during transitions of ownership.

The Portland Housing Bureau urges you to support HB 3054.

Sincerely,

Helmi Hisserich, Director