

COURTNEY NERON
STATE REPRESENTATIVE
DISTRICT 26



HOUSE OF REPRESENTATIVES

Testimony in Support of HB 3054

February 3, 2025

Chair Marsh, Vice Chair Anderson, Vice Chair Bresse-Iverson, and members of the House Committee on Housing and Homelessness,

I write to you today in **support of House Bill 3054**, which **provides essential protections for residents of manufactured home parks**.

Over the past year, I have met and worked with my constituents, who are residents and homeowners in manufactured home communities – many who came to the capitol and whose letters we have uploaded for you to read. They are seniors on fixed incomes, working families, and long-time residents who are facing unrelenting rent increases in manufactured home communities that far exceed the modest cost-of-living adjustments they earn or receive.

We often refer to manufactured homes as a pathway to stable, affordable home ownership, but without safeguards, that stability is under siege. Constituents have shared wild, frustrating stories about **unreasonable rent hikes, unaddressed water issues (Like brown water coming out of taps and the need to bring water from the community pool to flush toilets), predatory inspections, and costly and unnecessary landlord-imposed requirements (like changing the direction of the siding)**.

We must address exploitative practices that some manufactured home park land owners employ—buying up parks, hiking rents well beyond inflation, and squeezing homeowners who have nowhere else to go. HB 3054 provides critical reforms such as limiting excessive rent increases, capping rent hikes for new tenants after a home sale, and prohibiting landlords from forcing aesthetic upgrades or internal inspections as conditions of sale. Additionally, it would ensure the state examines the infrastructure needs of these parks, particularly their water and sewer systems.

Manufactured home parks are home to thousands of Oregonians who deserve fairness, stability, dignity, and reassurance that the state is doing everything it can to ensure they stay housed.

I want to extend my thanks to Chair Marsh for her leadership on this topic and for including me and my team in her work group on this policy. **I urge the committee to pass HB 3054 as a necessary step toward rebalancing the scales and restricting predatory practices.**

Sincerely,

Representative Courtney Neron
House District 26: King City, Sherwood, Tigard, Wilsonville