



# KATHLEEN MANOR MH COMMUNITY

May 5, 2025

Senate Committee on Housing and Development  
900 Court St., NE  
Salem, OR 97301

Dear Chair Pham, Vice-Chair Anderson and Members of the Committee,

On behalf of Kathleen Manor Manufactured Home Community, I respectfully submit testimony in opposition to HB 3054. While we appreciate the intent to protect residents of manufactured home communities, this bill will impact the stability, viability, and future of Oregon's manufactured housing industry.

Manufactured home communities require an ongoing investment to ensure infrastructure remains safe, modern, and livable. HB 3054 would lower the maximum annual rent increase for most communities, while still requiring landlords to comply with rising costs for utilities, insurance, taxes, and maintenance. Although communities with 30 or fewer spaces have a different rate of increase, the majority of communities that house the greatest number of residents will be heavily burdened. Over time, this creates a disincentive to reinvest in parks, threatening infrastructure quality, long-term housing supply, and family wage paying jobs.

Our community has 224 spaces and has been fully occupied for a long time. Our rental structure and philosophy have always been to be the best value in the area, even though we are the newest community, not just in our area, but in the State. Right now, our space rent is about \$100 less than the next closest community's rate. A rent increase cap will affect our ability to provide our Exterior Project Program fund that we created to infuse about \$25,000 each year to residents to help upgrade and maintain their homes and yards. The cap will disincentivize further investments in the community in the long term as our costs will undoubtedly increase and our income flattens.

Manufactured home communities play a critical role in addressing Oregon's affordable housing shortage. We urge the Legislature to pursue balanced, collaborative approaches that preserve affordability while ensuring park owners can maintain, upgrade, and operate communities responsibly. Please vote no on HB 3054.

Thank you for the opportunity to share our perspective.

Sincerely,

David Toth  
Vice President  
Kathleen Manor MHC

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