

JANEEN SOLLMAN  
STATE SENATOR  
DISTRICT 15



OREGON STATE SENATE

June 13, 2025

Obadiah Rutledge  
Secretary of the Senate

RE: Vote Explanation for House Bill 3054A

Dear Secretary Rutledge,

I voted in favor of HB 3054A because it addresses a critical housing crisis affecting over 62,000 Oregonians living in manufactured home parks who are being priced out of homes they thought would provide lifelong security.

The manufactured home community represents one of Oregon's most vulnerable housing populations. These residents own their homes but rent the land beneath them, creating a unique situation where they face the dual challenge of homeownership responsibilities with tenant vulnerabilities. When park rents surge beyond their capacity to pay, they cannot simply move—their homes are permanently installed and relocation costs can be prohibitive or impossible. Many of these homeowners are seniors living on fixed incomes from pensions and social security, or working families with modest wages.

HB 3054A provides measured protections that balance tenant needs with property owner rights:

- **6% Annual Rent Cap:** The bill limits annual rent increases to 6% for parks with over 30 spaces while smaller parks remain under the current 7% plus CPI system.
- **Infrastructure Exception:** Park owners can still address significant infrastructure needs through a 12% increase once every five years with majority homeowner approval.
- **Eliminating Arbitrary Barriers:** The bill removes obstacles that suppress home values, such as requiring expensive aesthetic upgrades or interior inspections as conditions of sale approval.

HB 3054A helps preserve Oregon's 140,000+ manufactured housing units as viable long-term affordable housing options rather than allowing continued displacement and potential loss of this critical housing stock.

I also wanted to share concerns that I had after speaking with stakeholders, that HB 3054A applies rent caps to all residents rather than targeting low-income seniors specifically, potentially leading to park sales or reduced property investments that could harm community livability.

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They suggested more targeted language focusing solely on low-income seniors would achieve the bill's goals while preserving economic incentives for park operators, and worried this legislation could set a precedent for increasingly restrictive measures in future sessions. I take these concerns seriously as they reflect genuine worries about maintaining the long-term viability of manufactured home parks as affordable housing.

However, after weighing these arguments against the immediate crisis facing manufactured home residents, I felt that the need for action outweighs the risk of inaction. The current system is already failing thousands of Oregon families who are being priced out of homes they cannot afford to move. While a more targeted approach might be preferable in theory, the urgency of the housing crisis demands we act now to provide meaningful protections.

The bill does include important safeguards—the infrastructure exception allowing 12% increases for necessary improvements, the exemption for smaller parks, and the requirement for homeowner approval of major increases. These provisions demonstrate an attempt to balance competing interests, and for these reasons, I voted yes on HB 3054 A.

Sincerely,

A handwritten signature in black ink that reads 'Janeen Sollman'. The signature is written in a cursive, flowing style.

Senator Janeen Sollman  
Senate District 15