

## What does legislation say about the Tenants' Committee?

The Oregon Legislature in 1997 passed ORS 90.600(5)(a), which states: "The tenants who reside in a facility may elect one committee of seven or fewer members in a facility-wide election to represent the tenants.

"Upon written request from the tenants' committee, the landlord or a representative of the landlord shall meet with the committee within 10 to 30 days of the request to discuss the tenants' nonrent concerns regarding the facility.

"Unless the parties agree otherwise, upon a request from the tenants' committee, a landlord or representative of the landlord shall meet with the tenants' committee at least once, but not more than twice, each calendar year. The meeting shall be held on the premises if the facility has suitable meeting space for that purpose, or at a location reasonably convenient to the tenants.

"After the meeting, the tenants' committee shall send a written summary of the issues and concerns addressed at the meeting to the landlord. The landlord or the landlord's representative shall make a good faith response in writing to the committee's summary within 60 days."

## Promoting Communication Between Landlords and Residents

### Manufactured Communities Resource Center

Contact us at:

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## Manufactured Communities Resource Center



## Tenants' Committee

## Oregon Housing and Community Services

## Manufactured Communities

*A manufactured dwelling park is a unique community. Unlike other communities, tenants who own their homes don't own the land that the home sits on. In addition, tenants who live in manufactured dwelling parks are required to sign rental agreements and adhere to park rules and regulations. At times, communication can break down between landlords and tenants. This is when a Tenants' Committee can be beneficial.*



### What is a Tenants' Committee?

A Tenants' Committee is a group of residents elected by a majority of tenants of a manufactured dwelling park to represent their interests. A committee can gather the concerns of the residents and meet with the landlord to address the issues.

### Are residents required to form a Tenants' Committee?

Oregon law encourages landlords to meet with tenants to talk over issues. The landlord-tenant statute does not require a committee but sets forth the mechanics to create a committee if a need for formal communication arises.

### Who can be on a Tenants' Committee?

Any park tenant may be on the committee. If staff members pay rent, the landlord-tenant statute identifies them as tenants. However, it is recommended that the staff of the facility not participate as committee members due to the possible appearance of a conflict of interest.

### How do we form a Tenants' Committee?

The statute does not establish a formal election process. It is however advisable to follow a system to meet the intent of the law without conflict.

Example of an election process:

- ❖ Identify a tenant willing to assume the responsibility for the process.
- ❖ Select a group of at least three non-candidate residents to handle the details of the election.
- ❖ Create a flyer that explains what a Tenants' Committee is, summarizes the election process and requests nominations to be submitted to the group. Distribute the flyer to each home in the facility.
- ❖ Place a ballot box in a secure, central location. Once all ballots have been returned, the group will count the ballots and notify the top seven nominees with the greatest number of votes of their election.
- ❖ Select a chairperson and a recording secretary at the first committee meeting.

### How often should a Tenants' Committee meet?

Tenants may meet as often as they choose. However, the meeting with the landlord or landlord's representative is limited to at least once but not more than twice in a calendar year.

### What happens when communication efforts are unsuccessful?

Sometimes landlords may not agree to meet with the Tenants' Committee. The committee may use the park's informal dispute resolution procedure, required by statute. The procedure ensures each issue with merit shall be given a fair hearing within 30 days of receipt of a formal complaint. You will find the process for your park's dispute resolution procedure in your statement of policy.

If there are conflicts or questions regarding any portion of the process to form a committee or the informal dispute resolution procedure, tenants and landlords are encouraged to contact Oregon's Manufactured Communities Resource Center for assistance.

