



February 11, 2025

To: House Committee on Revenue
From: Peter Hainley, CASA of Oregon
Re: Support for HB 2090

Chair Nathanson, Vice Chairs Reschke and Walters, and Members of the Committee,

My name is Peter Hainley. I am the executive director of CASA of Oregon. CASA has been working with local communities to create housing, facilities and asset building opportunities for 37 years.

CASA of Oregon has been working with residents in manufactured housing communities (MHCs) to preserve their communities as resident-owned cooperatives (ROCs) since 2008. Last week we closed financing on the 28th resident purchase in Newport, Surfside Village co-op, Nye Beach. They join co-ops in Boardman, Madras, Milwaukie, Warrenton, Clatskanie, Welches, Rainier, Clackamas and Redmond.

In the early 2000s, owners of MHCs were closing their parks and tenants were unable to do anything about it. A number of bills were passed to protect these residents including a one year notice if a park was closing, relocation payments and the tax credit that would be preserved under HB 2090. While few taxpayers have claimed this credit in recent years, we believe it is a smart policy to provide this option for those who might be forced out of their homes.

In our experience, residents of MHCs are of limited means. A closure of the community is a traumatic experience, and this modest tax credit is a tiny step to help offset some of their relocation expenses.

CASA urges you to pass HB 2090. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Peter Hainley". The signature is fluid and cursive, with a small dot above the letter "i".

Peter Hainley
Executive Director