

House Housing and Homelessness Committee

February 2, 2023

Testimony by Bill Van Vliet in support of HB 2983

My name is Bill Van Vliet, Executive Director of the Network for Oregon Affordable Housing. NOAH is a statewide non-profit lender for affordable housing projects, and we've been active on policy matters related to manufactured housing for many years.

Rep. Marsh is unable to be here today and asked me to introduce HB 2983. There are -1 amendments that simply clarify and correct some program references in the bill.

This is one of two bills from a stakeholder workgroup under Rep. Marsh's leadership that has focused on supporting greater use of manufactured and modular housing as naturally affordable housing in our communities.

Here is a little information about manufactured housing in Oregon:

- There are about 62,000 manufactured homes located in over 1,000 MHPs, where homeowners own their home, but rent the land beneath it.
- Compared to all Oregon Homeowners, owners of manufactured homes are more likely to be over the age of 65, receive SNAP benefits, and have median incomes of approximately \$35,000 per year, or about half the household income of all homeowners.

HB 2983 contains a suite of funding requests related to manufactured housing and MHPs.

There are four components:

1. Provide continued funding to OHCS for preservation of manufactured home parks through acquisitions by resident cooperatives, non-profits, and housing authorities. To date, a total of 33 communities containing over 2,100 homes have been permanently preserved as affordable housing. These parks empower residents and homeowners benefit from smaller annual space rent increases.
2. Provide funding to OHCS to fund new park developments. Currently, OHCS does not have a resource for this purpose, and new MHPs will provide excellent homeownership

opportunities in stable and affordable communities that can help address our housing shortage.

3. Increase OHCS funding into MHP acquisition loan funds operated by CDFIs. This model has proven very successful as CDFIs have quickly deployed the capital to preserve parks while leveraging the state investment with their own capital resources.
4. Ask DLCD to develop model codes for new MHPs as well as cottage clusters. Most MHP codes date back to the 1970s and are in need of modernization while cottage clusters are a new tool for implementation.

Manufactured homes are a remarkable resource for affordable housing. This package will continue existing preservation of those homes while expanding new affordable homeownership opportunities for Oregonians.

Thank you.