



Testimony on House Bill HB 2983-1
Senate Committee on Housing and Development
February 2, 2023

Chair Dexter, Vice Chair Gamba and Members of the Committee

Thank you for the opportunity to testify regarding HB2983-1. My name is Rose Ojeda. I am the Director of the Manufactured Housing and Cooperative Development Center for CASA of Oregon.

I am speaking to you today on behalf of CASA of Oregon's support for HB 2983-1 which proposes to provide critically needed grant and loan funding to preserve manufactured dwelling parks throughout Oregon.

CASA has been developing affordable housing in Oregon for the last 35 years. In 2008, we became a member of ROC USA and started a program to preserve manufactured home parks as Resident Owned Cooperatives. Manufactured housing is a naturally occurring affordable housing product and in Oregon there are approximately 1060 investor owned manufactured parks, with 62,336 spaces, which provide affordable lot spaces for low-wage working families, seniors on fixed incomes, and people with disabilities. Our program, helps residents of manufactured home parks form a cooperative, find the financing to purchase the park and provide ongoing technical assistance to assist them in operating their newly formed cooperative.

As of 2008, CASA has preserved 22 manufactured dwelling parks – impacting over 1544 homeowners - acquired one wildfire destroyed park in southern Oregon proposed for redevelopment, and we have three more parks in the pipeline for preservation. These include parks in committee member's districts, such as Milwaukie, Welches, Gladstone, Clatskanie and Redmond. Once we complete the preservation of the three parks in our pipeline, we will have avoided the displacement of over 1,800 homeowners and ensured permanent affordability through the grant and/or loan restrictive covenants.

Grant funding and loan capital was critical in all but one preserved park, and as the interest by real estate investors in manufactured dwelling parks has dramatically led to increasing price points, higher levels of grant subsidy and loan capital will be needed.

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To demonstrate our grant and loan capital needs for parks preserved more recently in 2021/2022 and funds needed for parks proposed in 2023, we offer the following summary:

# Homeowners			
Parks Preserved in 2021	Impacted	Total Grants	Total Loans**
2 parks	282	\$16.2M	\$13.6M
Parks Preserved in 2022			
3 parks	171		
2 parks needed refinance	121	\$16.4M	\$13.1M
	292		
Parks Proposed in 2023			
3 parks	262	\$20M	\$20.6M
Total 10 parks *	836	\$52.6M	\$47.30M

*# Urban # Rural
4 parks 6 parks

** OAHTC for perm loans

In 2021/2022, the state was able to allocate \$45M in grants and \$13M in bridge loan financing, but as you can see we are falling short of grants to meet the park preservation needs and the bridge loan funding get quickly deployed with only a few park purchases.

We urge the committee's support of HB 2983-1.

Thank you for this time.

Rose Ojeda, CASA of Oregon