



## Testimony in Support of HB 2127, 2136 and 2664

April 3, 2019

Chair Nathanson, Vice Chairs Findley and Marsh and Members of the House Committee on Revenue:

My name is Peter Hainley and I am Executive Director of CASA of Oregon. CASA is a nonprofit community development organization that works throughout Oregon to support thriving communities. We work with local nonprofits, housing authorities, governments and communities to help meet the housing needs of families, farmworkers, seniors and the disabled. We also provide asset-building opportunities via individual development accounts, small dollar loans and financial inclusion services.

One of our primary lines of business involves working with residents in Manufactured Home Communities (MHCs) to organize into nonprofit cooperatives so they can purchase their communities and operate them as Resident-Owned Communities (ROCs).

Supporting this work is the CASA Community Loan Fund, a US Treasury-certified Community Development Financial Institution. Our loan fund currently has about \$10 million in assets. Nearly half of our funds are invested in ROCs. To date, we have assisted in the completion of 14 ROCs over the last 10 years and have a number in the pipeline (see separate testimony detailing the ROCs).

HB 2127, which provides a capital gains exemption, is particularly helpful in our work to form ROCs. The exemption is a key incentive to get owners to sell to their residents. (This exemption is also available to nonprofits and housing authorities who wish to own and operate MHCs as affordable housing).

Each of these bills is crucial to helping residents in MHCs either to stay in their communities or provide them assistance if their community is closing due to sale and redevelopment.

Thank you for the opportunity to offer this testimony and please support these bills.