

HB 3218 A STAFF MEASURE SUMMARY

Senate Committee On Housing and Development

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Meeting Dates: 4/20, 4/22

WHAT THE MEASURE DOES:

Allows Housing and Community Services to provide loans to nonprofits for repair, reconstruction, and expansion of manufactured dwellings destroyed by natural disasters. Expands Housing and Community Services loan program to allow replacement of manufactured dwellings destroyed by natural disasters, authorizing Housing and Community Services to set maximum loan amounts and contract with local governments or private housing sponsors for administration. Establishes limit of \$15,000 on grants for decommissioning and disposal of manufactured dwelling. Declares emergency, effective on passage.

ISSUES DISCUSSED:

- Impact of wildfires on manufactured dwelling park acquisition timelines
- Funding for manufactured dwelling park preservation programs
- Governor's Recommended Budget for 2021-23
- Federal partnerships and funding sources
- Incentives for private investors to loan to nonprofits purchasing manufactured dwelling parks

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

Manufactured housing is one of the largest sources of unsubsidized affordable housing in the country. In Oregon, manufactured homes account for eight percent of the state's total housing volume, and 16 percent of the state's affordable housing stock, according to American Community Survey five-year estimates (2013-2017).

In 2019, the Legislative Assembly enacted House Bill 2896, which established two manufactured home programs: a park preservation program to allow nonprofits, housing authorities, and resident co-ops to purchase parks that are for sale; and a state loan program to help low-income manufactured homeowners upgrade to newer, more energy-efficient homes. The measure limited loans to borrowers siting homes in a manufactured home park owned by a nonprofit or a cooperative.

The September 2020 wildfires destroyed manufactured homes in many Oregon communities, including an estimated 1,748 manufactured homes in Jackson County. The county reports that the Almeda fire impacted 18 parks and displaced an estimated 3,000 residents. Relief packages in wildfire-impacted communities included support to redevelop and repair manufactured dwellings.

House Bill 3218 A allows the Housing and Community Services Department (OHCS) to provide loans to nonprofits for repair, reconstruction, and expansion of manufactured dwellings destroyed by natural disasters. An existing OHCS energy efficiency loan program will be expanded to allow replacement of manufactured dwellings destroyed by natural disasters, authorizing OHCS to set maximum loan amounts and contract with local governments and private housing sponsors for administration. OHCS will waive regulatory agreement requirements for borrowers sited in a manufactured dwelling park affected by a natural disaster. A per-grant limit of \$15,000 will be placed on grants for the decommissioning and disposal of a manufactured dwelling, rather than limiting grants based on percentage of project cost.