

2021 HB 3218: Improving Manufactured Housing Programs



What does House Bill 3218 do?

Representative Pam Marsh's House Bill 3218 allows OHCS to direct funds from the Manufactured Housing Park Acquisition Fund towards rebuilding manufactured home parks after last year's devastating wildfires. HB 3218 would expand the allowable use for Manufactured Housing Park Acquisition funds in areas affected by a natural disaster to include repair or reconstruction, as well as acquisition and development of bare land to build new parks. The bill also makes technical changes to improve programs that support manufactured homeowners.

Why do it?

The Labor Day wildfires devastated our state, communities, and citizens, leaving many without housing. Some of the most impacted Oregonians are those that called manufactured homes parks home. The Manufactured Housing Park Acquisition Fund was created in 2019 to preserve affordable housing, and the change in HB 3218 will help to fulfill that critical goal by rebuilding the affordable housing that was lost. HB 3218 offers an innovative solution by allowing an established program to be modified for recovery and community resilience.



The Bear Lake Estates manufactured home park was among the housing developments destroyed by the Almeda fire. AP Photo/Noah Berger

What are the exact changes provided by HB 3218?

- The use of Manufactured Housing Park Acquisition Funds is expanded to include land acquisition and infrastructure costs associated with rebuilding parks in disaster-impacted areas and preserving them as permanently affordable.
- This bill removes the \$35,000 subordinate loan cap in statute for the manufactured home replacement program and allows OHCS to set the limit by rule, which will provide flexibility as market conditions change.
- HB 3218 also changes the size of decommissioning grants under the manufactured home replacement program from 80% to the full cost of decommissioning and disposal, not to exceed \$15,000. This change provides flexibility to low-income Oregonians looking to improve the safety and energy efficiency of their homes.
- OHCS is given the ability to waive the regulatory agreement requirement for privately-owned manufactured dwelling parks on a borrower-by-borrower basis, to encourage rebuilding in disaster-impacted communities.

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