



**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 (parks) throughout Oregon.

CASA has been developing affordable housing in Oregon for the last 35 years. In 2008, we became a member of the national nonprofit [ROC USA](#) and started a program to preserve parks as Resident Owned Cooperatives. Our program helps residents of parks form a cooperative and find the financing to purchase the park. CASA then provides ongoing technical assistance to assist them in operating their newly formed cooperative

Manufactured housing is a naturally occurring affordable housing product and in Oregon. There are approximately 1060 investor-owned parks with 62,336 spaces. These parks provide affordable lot spaces for low-wage working families, seniors on fixed incomes, and people with disabilities.

CASA has preserved 22 parks around the state. We have also acquired a park in southern Oregon which was destroyed by wildfire and are in the process of redeveloping it. We currently have three more parks in the pipeline. With the completion of these four parks, we will have avoided the displacement of over 1,800 homeowners. Statutory requirements established by the state on manufactured housing cooperatives ensure affordability in perpetuity

State-provided grant funding and loan capital was critical in nearly all of the preserved parks. Interest by real estate investors in parks has led to dramatically increasing price points; higher levels of grant subsidy and loan capital will be needed to purchase these parks.

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

Parks Preserved	# Homeowners Impacted	Total Grants	Total Loans**
2021 2 parks	282	\$16.2	\$13.6
2022 5 parks Includes 2 refinances	292	\$16.4	\$13.1
2023 3 parks	262	\$20	\$20.6
Total 10 parks * *# Urban # Rural 4 parks 6 parks	836	\$52.6	\$47.3

** OAHTC for perm loans

As you can see, the grant funds required is greater than the \$45Mn provided during the 21-23 biennium. **We believe the \$35 million provided under this bill coupled with other gap financing available through state and federal programs will ensure we can continue to preserve 10-12 parks in the next biennium.**

The legislature has consistently funded the preservation of parks for over a decade. Besides funding the acquisition costs of these parks, the legislature has also funding to OHCS which has been used to provided bridge financing for the purchase of parks in Newport and Springfield. Without this bridge financing, both of these parks had a high likelihood that they would have been closed and redeveloped into another use. **HB 2983 will continue the legislature’s support of bridge financing with a \$10M investment.**

Finally, **this bill will provide \$10M for the construction of new parks.** With the legislature’s past \$15M investment in Housing Options Production Enterprise Community Corporation’s new production facility in Springfield and the burgeoning industry of modular and mass timber produced units, Oregon is poised to provide affordable housing utilizing new models and methods of affordable housing.

HB 2983-1 is a cost effective and smart piece of legislation. We urge your support.

Thank you for your time.

Rose Ojeda, CASA of Oregon