

March 2, 2023

To: House Committee on Housing and Homelessness

From: Rose Ojeda, Director, Manufactured Housing and Cooperative Development Center, CASA of Oregon

RE: HB 3151

Chair Dexter, Vice Chairs Helfrich and Gamba and members of the committee, my\_name is Rose Ojeda and I am Director of CASA of Oregon's Manufactured Housing Cooperative Development Center. CASA has been working with local communities to create housing, facilities and asset building opportunities for 35 years. For the last 15 years, we have been assisting residents in manufactured homes (MH) to purchase their manufactured home parks/communities (MHC).

CASA has been working in Southern Oregon to rebuild Talent Mobile Estates which was nearly totally destroyed in the 2020 Almeda fire. In our work, we have heard from a number of lower income people that residents were being required to pay for permanent improvements to their MHC that would typically be paid for by the landlord as capital improvements made to the land. As such, these are not improvements attributable to the relocatable MH in which they live and are more appropriately a cost to be borne exclusively by the landlord. HB 3151 would limit the costs that park residents would be required to pay.

HB 3151 will also clarify and extend the legal assistance that is available to low income residents of MHC. It clarifies that you can't restrict tenancy for those whose income is from social security or disability. The bill also streamlines jurisdictional approval processes for new developments in certain zones.

Finally, the bill expands the use of OHCS funding currently invested in Community Development Financial Institutions (CDFIs) such as CASA and Network for Oregon Affordable Housing to use those funds for the construction of a new MHC. Currently, those resources can only be used for acquisition of existing parks. This expanded use is important as we know that MH is a cost effective form of affordable homeownership. When combined with CASA's model of creating resident-owned communities, this expanded use of funding will allow us to develop a new shared equity homeownership model currently estimated at about \$230K per home. This is a significant cost savings for lower income homeowners in comparison to the cost of a single family home, now approaching nearly \$475K in Oregon.

With this legislation and other proposed legislation like HB 2983 and SB 937, we can continue to preserve manufactured home communities AND construct new shared equity homeownership communities.

We urge your support of this HB 3151. Thank you.