

# Manufactured Dwelling Park Closure Credit

2025 Tax Credit Review

House Committee on Revenue | 2/11/2025



# Manuf. Park Closure Credit – Purpose & Description

- Policy purpose

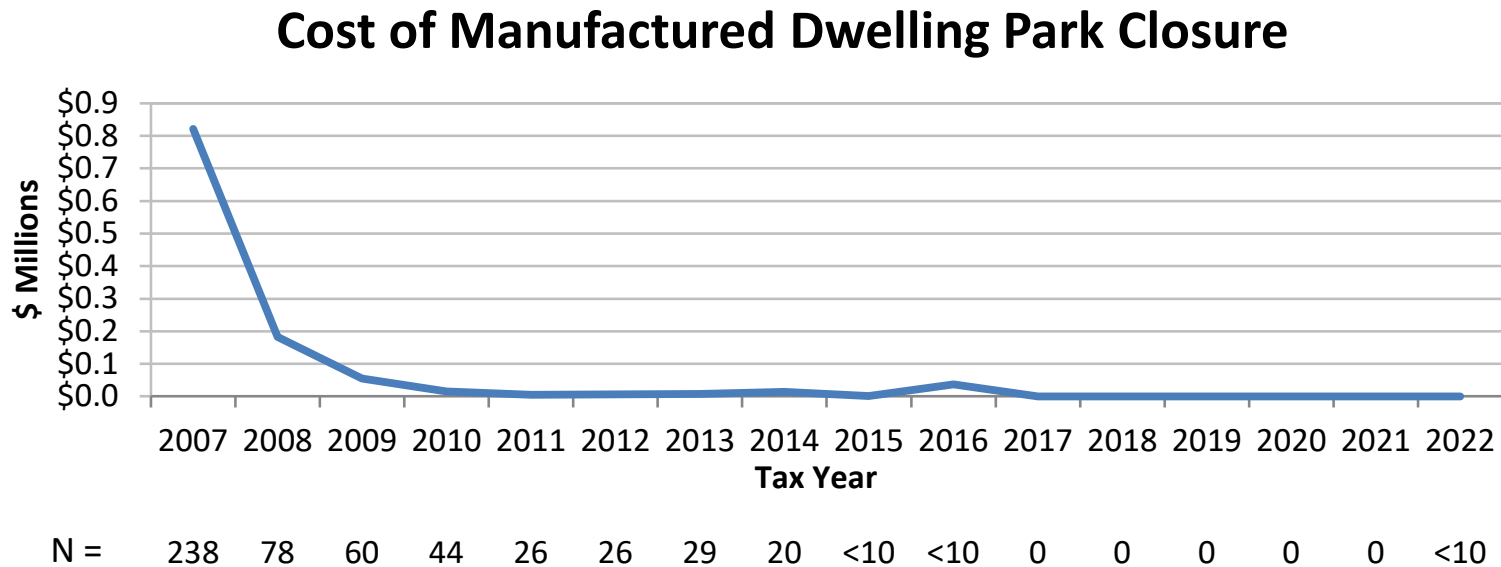
*“Mitigate cost to manufactured dwelling park households that are forced to move due to instances where market forces and development are causing closure of the manufactured dwelling park”*

- Credit description

- \$5,000 refundable income tax credit
  - Manufactured dwelling park is being closed by landlord or by exercise of eminent domain
  - Manufactured dwelling was taxpayer’s owner-occupied principal residence at time of park closure
- Credit enacted in 2007, replaced previous park closure credit for moving a “mobile home”

# Manufactured Park Closure Credit Use

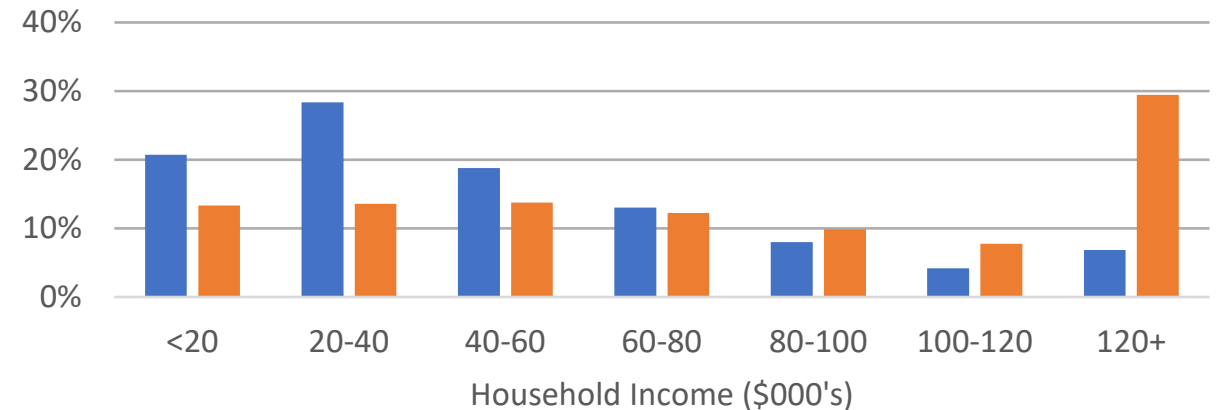
- Limited use since 2007-2008 period when closures peaked (credit enacted in 2007)



# Characteristics of Households Residing in Manuf. Parks

- Data on credits claimed is unavailable due to low use of the credit
- National Census data on households residing in manufactured structures
  - Data does not distinguish between inside/outside of a manufactured park
  - 70% of households reported annual income less than \$60,000

Percent of Households Residing in Manuf. Structure Compared to All Others, by Income Category - U.S. 2023



Source: U.S. Census, AHS

■ Manuf. Structure ■ All Others

# Payments from Landlord to Tenants of Closing Parks

- Manufactured dwelling park landlord required to pay tenant for each space for which rental agreement is terminated in a closing park
- Oregon provides income tax subtraction for payments if included on federal tax return (ORS 316.795)

<b>Manufactured Structure Size</b>	<b>Original 2007 Payment</b>	<b>2024 Payment (Indexed to inflation)</b>
Single-wide	\$5,000	\$7,982
Double-wide	\$7,000	\$10,643
Triple-wide or larger	\$9,000	\$13,304

# Direct Spending Programs

- Manufactured Housing & Marina Communities Programs
  - Provides assistance with repair or replacement of dilapidated manufactured housing
  - Marinas and Manufactured Communities Resource Center provides navigation, mediation, and training to park residents/owners, particularly in the instance of community closures
- Affordable Housing Preservation
  - Manufactured structures only a portion of \$50M appropriation

<i>Direct Spending Program</i>	2023-25 Legislatively Approved Budget (\$M)	
	<i>General Fund</i>	<i>Other Funds</i>
Manuf. Housing & Marina Communities Programs	\$3.5	\$6.4
Affordable Housing Preservation		\$50.0

[Link](#) to full tax credit report

