



February 13, 2026

To: Joint Committee on Capital Construction
From: Peter Hainley, CASA of Oregon
Re: Support for HB 5702- \$100M for Preservation

Co-Chairs Girod and Nosse and members of the committee,

CASA asks the Legislature to allocate \$100M in General Obligation Bonds for affordable housing preservation in Senate Bill 5702. Through the Housing Opportunity, Longevity and Durability fund (HOLD), these resources will prevent the loss of existing affordable homes across our state, and secure their stability for future generations.

CASA has assisted residents in the conversion of 28 mobile home parks/manufactured home communities (MHCs) to resident-owned communities (ROC). Traditionally, park preservation has received approximately 25% of the historic legislatively allocated preservation funding. In 2025, only \$2.5 million was allocated. This is not enough to convert even one park to a ROC. We currently have \$20 million in bridge financing tied up in two Grants Pass MHCs comprising 213 units. Without preservation funding, these parks are unlikely to ever convert to permanent financing and our ability to use bridge financing on future projects is jeopardized.

15,000+ units of existing affordable housing are at risk of loss over the next decade, due to expiring affordability restrictions, unfunded critical repair needs and the sale or closure of currently affordable manufactured housing parks.

Lottery Bonds have proven too limited and competitive a funding source to reliably meet the scale of preservation needs across the state. In 2025, the Legislature allocated \$52.5M in Lottery Bonds for housing preservation, out of a \$375M need identified by OHCS in its Agency Request Budget. This 86% funding gap leaves thousands of affordable homes at imminent risk of loss. To fill the gap between the need to protect existing affordable housing and the limited availability of Lottery Bonds, it is essential that the Legislature put General Obligation Bonds in play as an additional tool for OHCS' longstanding preservation work. That is why the House Housing Committee unanimously passed HB 4036 earlier this week.

Preservation transactions that utilize G.O. Bonds will be structured to ensure the state has constitutionally required ownership and operational interests in the property – just as OHCS has successfully done when building new housing through the LIFT program for over 10 years. And these funds are particularly well suited for MHC preservation given the unique structure of ROCs and the ability to structure the state's ownership within the nonprofit cooperative structure

Please include \$100M for the HOLD fund in HB 5702.

Sincerely,

A handwritten signature in black ink that reads "Peter Hainley".

Peter Hainley,
Executive Director