

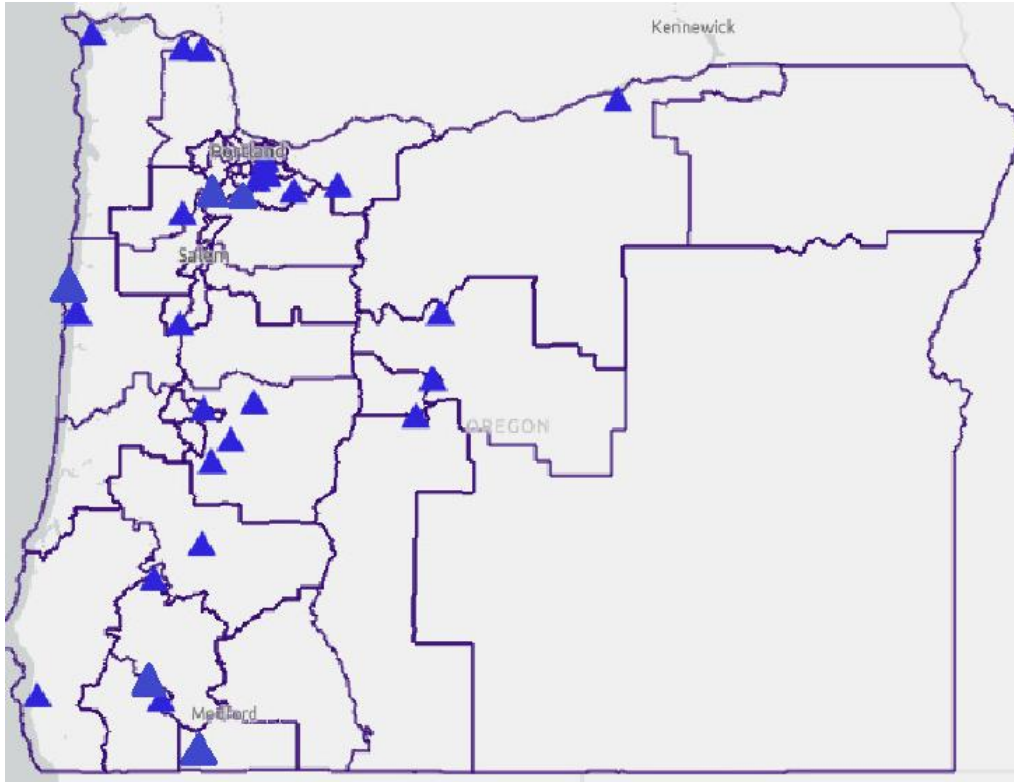
Resident-Owned Cooperatives (ROCs)



HOME



Manufactured Housing Preservation Co-ops in Oregon



- Since 2006, 28 manufactured home communities (MHCs) preserved as resident-owned cooperatives (ROCs), representing 1,920 units of affordable housing.

Manufactured Housing Preservation is a Good Investment



Bella Vista Estates Cooperative, Boardman 2013

- Since 2020, the average per unit subsidy cost was \$60,255 for ROCs. This compares to \$200,000 in subsidy for new apartment construction.
- ROCs have never missed a loan payments. Average debt service ratio in ROCs is 1.27% and average vacancy rate is 2.55%.

Demand for Manufactured Housing Preservation

- Since 2020, 16 to 39 communities a year were listed for sale, with an average of 30 communities receiving notice of the owner's intent to sell over the last five years.
- Since April 2025, CASA of Oregon has received inquiries from 18 MHCs (representing 1,199 units), 13 of these communities have been assisted in analyzing financing and working with the residents CASA has made seven formal offers (representing 346 units). Two offers has been accepted.
- As a result of limited grant funding and increasing financing costs, prospective resident groups are facing \$250 to \$300 on average (with some as high as \$600 per month) rent increases should they wish to purchase their MHC.
- The 2019 and 2021 legislatures provided \$13.2 million for short-term bridge funding. This funding is currently tied up in two Grants Pass MHCs totaling 213 units. Until permanent resources can be secured, these parks are at risk of default, jeopardizing prior state investments and limiting potential new affordable home ownership preservation opportunities.

