



Member Organizations

211 Info

AFSCME Local #3135

Bienestar

CASA of Oregon

Central City Concern

City of Eugene

City of Gresham

City of Portland

City of Tigard

Clackamas County

Clackamas Housing Action Network

Coalition for a Livable Future

Community Action Partnership of Oregon

Community Action Team, Inc.

Community Alliance of Tenants

Community Housing Fund

Community Partners for Affordable Housing

Ecumenical Ministries of Oregon

Enterprise Community Partners

Fair Housing Council of Oregon

Farmworker Housing Development Corp.

Habitat for Humanity of Oregon

Hacienda CDC

Homeless Families Coalition

Housing Advocacy Group of Washington Co.

Housing Development Center

Impact Northwest

JOIN

Lane County Legal Aid and Advocacy Center

League of Women Voters of Oregon

Lincoln County

Metro

NAYA Family Center

Neighborhood Economic Development Corp.

Neighborhood Partnerships

NeighborWorks Umpqua

Network for Oregon Affordable Housing

Northwest Housing Alternatives

Northwest Pilot Project

Oregon Action

Oregon Food Bank

Oregon Housing Authorities

Oregon Opportunity Network

Partners for a Hunger-Free Oregon

Portland Community Reinvestment

Initiatives, Inc.

Proud Ground

Raphael House

REACH CDC

Rose CDC

St. Vincent DePaul of Lane County

Shelter Care

Sisters Of The Road

Street Roots

Transition Projects, Inc.

Washington County

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HB 2446 & HB 2447 Letter of Support

Members of the House Human Services & Housing Committee
900 Court Street, NE, Room 453
Salem, OR 97301

Dear Chair Tomei, Vice-Chair Gomberg, Vice-Chair Olsen, and Members of the Committee:

I am writing to you today to express support for HB 2446 and HB 2447. HB 2446 extends the capital gains tax exemption for certain sales of manufactured home parks; HB 2447 extends the sunset on the tax credit for manufactured home park residents displaced by park closures.

The Housing Alliance believes that everyone needs a safe, stable, and affordable place to call home. Manufactured home parks across Oregon provide thousands of seniors, people with disabilities and families a safe place to call home. Unfortunately, today too many of these parks are threatened with closure, leaving their residents at risk of homelessness.

There are many steps we can take to help prevent closures, or provide assistance to residents who experience a closure. HB 2446 helps to encourage park owners to sell to a non-profit organization, a housing authority, or resident cooperative. All of these options help ensure the park stays open, and residents maintain their homes. In exchange for selling to one of these owners who will ensure the property remains open and affordable, park owners receive a capital gains exemption. This exemption is scheduled to sunset and needs to be extended through 2020.

HB 2447 also helps residents who are experiencing park closures. Unfortunately, when a park closes, the burden on residents is significant. They may not be able to move their home, or find a new place to live. This bill extends a current tax credit for residents to help defray some of the costs of the park closure. It is scheduled to sunset in 2014, and needs to be extended through 2020.

The Housing Alliance is a coalition of nearly sixty organizations across the state that has come together out of a concern for those in our communities that do not have a safe, stable, and affordable place to call home, or access to a community that provides a range of opportunities and services. We know that we all benefit when our neighbors have full access to opportunity.

The Housing Alliance believes that we all have a stake in addressing the problems our communities and neighbors are facing, because our communities are better and stronger when we provide opportunity to all of our residents. Helping to prevent the closure of a manufactured home park, or to mitigate the impacts of a closure on residents is critical to helping make sure some of our most vulnerable neighbors continue to have a stable and affordable place to call home. We urge you to support HB 2446 and HB 2447.

Thank you for your time and consideration.

Janet Byrd,
On behalf of the Housing Alliance