



Community And Shelter Assistance Corp.

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**House Committee on Human Services and Housing
February 11, 2013
Hearing on HB 2446**

Testimony from Peter Hainley, Executive Director
Community and Shelter Assistance Corp. (CASA of Oregon)

CASA of Oregon asks the committee to pass HB 2446 and forward to the Joint Committee on Tax Credits with a "do pass" recommendation.

Rooted in its service to farmworkers, CASA of Oregon has been improving the lives of Oregonians in underserved communities since 1988 by building affordable housing and neighborhood facilities, and through programs that increase families' financial security.

CASA's Manufactured Housing Preservation Program, which began in 2006, assists manufactured housing community residents in Oregon achieve long-term security and build assets through the creation of resident-owned communities. Our program provides financing resources and technical assistance to manufactured homeowners in Oregon who wish to purchase, govern and manage their communities. CASA of Oregon aims to achieve the following goals:

- Make manufactured home buying and home ownership more like single family residential ownership.
- Provide residents with opportunities for appreciation in home values instead of depreciation.
- Stabilize communities by securing the land tenure in resident-owned communities.
- Improve the health and safety of manufactured housing communities by upgrading or replacing dilapidated infrastructure.
- Preserve housing for the future generations - under Oregon's non-profit cooperative model, the community must remain affordable in perpetuity, thereby ensuring the continuation of this affordable housing resource.
- Empower manufactured homeowners to effectively manage and operate their communities.
- Create an environment that allows for non-predatory, fairly-priced loans.

CASA of Oregon's helps residents act as competitive investors, able to offer the seller a fair market price. CASA of Oregon helps facilitate a timely, professional transaction on behalf of the residents.

Because owners who sell to resident cooperatives are able to use this Oregon capital gains tax exemption, more owners around the state are willing to consider selling to their residents. The exemption enables residents to offer a lower price than a private investor. This lower price to residents then translates into a smaller potential rent increase.

CASA of Oregon has converted five parks to resident ownership, representing a total of 233 households in the communities of McMinnville, Redmond, Gold Beach, Leaburg and Clackamas.

This exemption is an important incentive to ensure residents have an opportunity to purchase their communities. I urge the committee to pass this bill and forward it on to the Joint Committee on Tax Credits.