



Community And Shelter Assistance Corp.

20512 SW ROY ROGERS RD. SUITE 150 - SHERWOOD, OR 97140  
Phone (503) 537-0319 Fax (503) 537-0558 www.CASAOregon.org

**Joint Committee on Tax Credits**  
**April 18, 2013**  
**Hearing on HB 2446**

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

On behalf of manufactured housing community residents wishing to purchase and operate the communities in which they live, CASA of Oregon asks the committee to pass HB 2446.

Rooted in its service to farmworkers, CASA of Oregon has been improving the lives of Oregonians in underserved communities since 1988 by building and preserving affordable housing and neighborhood facilities, while also increasing 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. CASA of Oregon helps residents act as competitive investors, able to offer the seller a fair market price. CASA of Oregon helps facilitate a professional transaction on behalf of the residents. 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 has the following goals:

- Stabilize the lives of those living in these communities by securing the land tenure through a non-profit, cooperative resident-ownership structure. Utilizing this model, the community must remain affordable in perpetuity, thereby ensuring the continuation of this affordable housing resource for generations of Oregonians.
- Improve the health and safety of manufactured housing communities by upgrading or replacing dilapidated infrastructure.
- Empower manufactured homeowners to effectively manage and operate their communities.
- Provide residents with opportunities for appreciation in home values instead of depreciation.

CASA of Oregon has converted five communities to resident ownership, representing a total of 233 households in McMinnville, Redmond, Gold Beach, Leaburg and Clackamas. Purchase agreements have been negotiated on communities in Boardman and Bend and are set to close soon. While most of the owners of these communities did not avail themselves of this exemption, it has certainly encouraged owners to begin the discussions of selling to their residents.

The public policy benefits of creating affordable housing, controlled by the residents along with the economic (and health and safety) benefit of making badly needed infrastructure improvements should make this bill a priority for the legislature to pass.

I urge the committee to pass this bill.