



CASA of Oregon Resident-Owned Community Conversions

HORIZON HOMEOWNERS COOPERATIVE

McMinnville, OR

Rescued from the brink of closure, the conversion of the former Victor Manor Mobile Home Park into a 30-space resident-owned community in October 2008 was the first of its kind in



Oregon using the newly-established non-profit, limited equity cooperative model, which enables cooperative members to purchase, operate and maintain their manufactured housing communities. The resident-formed Horizon Homeowners Cooperative was able to secure construction and permanent financing from Shorebank, Oregon Housing and Community Services and CASA of Oregon in order to make the purchase possible. Significant health and

safety infrastructure improvements took place the following year. Elias Montemajor, one of the community's members, summed up the mood of the residents, "It feels great to be able to walk on this ground and say 'this is mine, it's mine for the rest of my life.'"

GREEN PASTURES SENIOR COOPERATIVE

Redmond, OR

On October 15, 2009, residents of the 51-space Green Pastures Mobile Home Park, located in Redmond, OR, completed the purchase of their community. Utilizing financing, technical



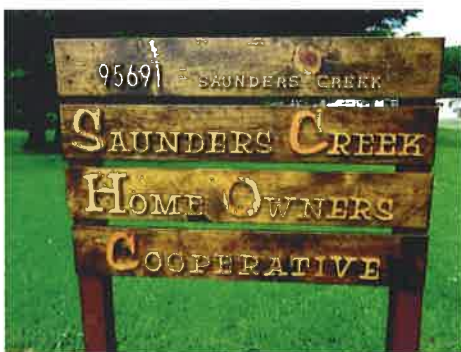
assistance and training from CASA of Oregon, the Northwest Cooperative Development Center, the Community Development Law Center, the Network for Oregon Affordable Housing and Oregon Housing and Community Services, residents organized and formed the Green Pastures Senior Cooperative in order to convert their manufactured home park into a resident-owned community.

“As the only resident-owned community in the area, we’re proud of what we’ve created,” said Dick Martin, the Cooperative’s Board Treasurer. “We believe that our park offers seniors who are looking for available mobile home spaces a unique opportunity to not only become a part of a community, but also have a voice in how it’s operated and maintained. It’s an opportunity that they won’t find anywhere else.”

SAUNDERS CREEK HOMEOWNERS COOPERATIVE

Gold Beach, OR

On April 26, 2011, residents of the 43-space Anchor Mobile Home Park, located in Gold Beach, OR, completed the purchase of their community. Utilizing financing, technical assistance and



training from CASA of Oregon, the Rural Community Assistance Corporation (RCAC), Oregon Housing and Community Services and the Community Development Law Center, residents organized and formed the Saunders Creek Homeowners Cooperative in order to convert their manufactured home park into a resident-owned community.

“We did it!” said David Hanna, President of the resident-controlled board. “With help from RCAC and CASA of Oregon, the dream of owning our community became a reality.” Now that they own their community, residents will be able to make needed infrastructure improvements to the park. CASA of Oregon will continue to provide technical assistance to the Cooperative, delivering management training and utilizing available resources to help individual residents upgrade or replace their homes.

VIDA LEA COMMUNITY COOPERATIVE

Leaburg, OR

On February 17, 2012, residents of the 33-space Vida Lea Mobile Estates, a senior park in Leaburg, OR, completed the purchase of their community. Utilizing financing and technical



assistance from CASA of Oregon, the Network for Oregon Affordable Housing, Oregon Housing and Community Services, the Community Development Law Center and the Eugene Water & Electric Board, residents organized and formed the Vida Lea Community Cooperative in order to convert their park into a resident-owned community and make necessary infrastructure repairs.

“The more we learned about it and how it worked, the majority of us, I think, became a lot more interested in doing it,” said Dan Fountain, the Cooperative’s Vice President. “We could see the advantages to it. One of the advantages is having control over what happens to the park, and being able to control our rents.”

Now that the park is under resident control, the Cooperative will begin significant infrastructure improvements with the assistance of CASA of Oregon, including replacement of a dilapidated septic system. "The park is beautiful now, but it's going to be really beautiful when we get through redoing everything," said Travis Blythe, one of the Cooperative's board members.

CLACKAMAS RIVER COMMUNITY COOPERATIVE

Clackamas, OR

On October 26, 2012, residents of the 76-space Clackamas River Village, a manufactured housing park in Clackamas, Oregon, completed the purchase of their community. Utilizing technical assistance from CASA of Oregon and the Community Development Law Center and financing from ROC Capital, residents organized and formed the Clackamas River



Community Cooperative in order to convert their park into a resident-owned community and make necessary infrastructure repairs.

"With the help of CASA of Oregon and the support of the Cooperative Members, we were able to take advantage of this unique and rewarding opportunity", said K. Harrison, Interim Vice President of Clackamas River Community Cooperative. Adding, "All of the credit goes to the hard work and determination of the Interim Board of Directors. "

CASA of Oregon will continue to provide technical assistance to the Cooperative, delivering management training and offering operational support through the life of the loan.

Meet the Oregon Resident-Owned
Manufactured Home Cooperative Presidents

**Jorge Quintero-Herrera, President of Horizon Homeowners Cooperative in
McMinnville**



Four years ago, Victor Manor Mobile Home Park was converted into a resident-owned cooperative under the ROC USA model – the first manufactured home park cooperative of its kind in Oregon. In honor of the new start they were undertaking, residents voted to rename their community the Horizon Homeowners Cooperative. Jorge Quintero-Herrera lived in the park for thirteen years before the resident purchase in 2009, and he’s presided over the Board of Directors since the Co-op’s inception. For the past seventeen years, Jorge has worked for Bailey Nurseries, a wholesale grower of ornamental plants in Yamhill. In fact, Bailey Nurseries donated trees to the Co-op during the park’s redevelopment. Jorge finds living in the park enjoyable. He says he’s been there so long, he knows what to expect from everyone. For relaxation, he loves to take his kids to soccer practice and watch them play. His greatest challenge is getting people to carry through on tasks. His highest goal is to always to lead by example.

Al Eckerman, President of Green Pastures Senior Cooperative in Redmond



Green Pastures Senior Co-op President Al Eckerman was raised, and attended high school, in Salem. After serving in the Navy and several years of work in the retail industry and as a revenue agent for the State of Oregon, Al worked for the Federal Housing Administration/Housing and Urban Development in Phoenix, AZ. His first focus was in the single family housing arena and then later, multifamily housing. Al's responsibilities covered all fair-market projects, manufactured home parks, Section 8 housing and low-income housing tax projects. He worked as an asset manager until health issues forced him to retire in 1995. He then returned to Central Oregon and wound up in Redmond living at Green Pastures Mobile Park. After the owner passed away, Al was appointed to the initial resident steering committee which, with the help and guidance of CASA of Oregon and the Northwest Cooperative Development Center, they purchased what is now Green Pastures Senior Cooperative. He was elected as the Cooperative's first Board President in 2010 and then recently re-elected to the same position. In partnership with the Green Pastures' Treasurer, Dick Martin, Al continues to be a tireless spokesperson for resident-owned communities in Oregon.

Richard “Mac “McDonald, President of Saunders Creek Homeowners Cooperative in Gold Beach (pictured with a sign that he designed and made)



If you visit Saunders Creek Homeowners Cooperative, you're bound to find President Mac McDonald in his wood shop at some point in the day. Mac designed and built the sign that marks the entrance to the park. A native of Oklahoma, Mac and his wife Jan chose to spend their retirement years fishing on the Oregon Coast after leaving Central California eleven years ago. They have lived in the Saunders Creek location since they arrived in Oregon. During their challenging conversion process, Mac assumed the role of President and he's provided leadership for the ongoing operation of the Co-op and overseen their construction projects. He sometimes finds it challenging to enforce community rules with close neighbors, but says he likes building and developing the community, and tries to do his best to keep the peace. Mac worked as Lead Tire Technician for Goodyear Tires for 42 years, specializing in providing service on the large, earth-moving tires used on heavy machinery. Mac advanced to the position of trainer for the new technicians and he uses those same skills in guiding the Saunders Creek Board and members in owning and operating their park.

Dan Fountain, President of Vida Lea Community Cooperative in Leaburg



Dan was born and raised in Springfield and the McKenzie Valley, so he has strong ties to the area. As a fifth-generation valley boy, Dan has enjoyed hunting and fishing all his life. After graduating high school, he worked several jobs including tow truck driver and dump truck and back hoe operator. He soon found himself fabricating steel. Except for a three year stint building homes as a self-employed contractor (where he installed septic systems from time to time), Dan spent thirty years in the steel industry and time went by fast. Most of Dan's fabrication experience was as lead man or shop foreman, overseeing up to twenty five people. These skills all served him well as he oversaw and executed all of the construction projects at Vida Lea. Once the community was purchased, Dan's strong vision for a better future was immediately put into action. Dan has lived at Vida Lea for nine years and has been called upon several times to be a spokesperson for resident-owned manufactured home communities.

K Harrison, President of Clackamas River Community Cooperative in Clackamas



An Oregon native, K was born in Corvallis, grew up in east Multnomah County and attended Pacific University in Forest Grove. From there she entered the banking world where she worked in several departments dealing with real estate and the law for over 20 years. Following that, she joined the corporate headquarters of a major retail organization in their Corporate Law Department. K recently celebrated 12 years with the company and now works in their Environmental Compliance section. Prior to moving to Clackamas, K served on her condo association's Board of Directors where they earned the Condo Association of the Year Award for most improved. She has been a resident of Clackamas River Community Cooperative for about 4 years and served on the Interim Board of Directors. K enjoyed the success of seeing the project through to closing and she now serves on the Board of Directors as their President. She acknowledges that serving on the cooperative's Board is a lot of hard work, but also adds that it's worth it when you can lend an ear to your neighbors and have the means to take action. When K is relaxing, you can find her with one of her sons and a good book at the beach.

Richard Day, President of West-Side Pines Cooperative in Bend



Richard Day's expertise as a General Journeyman Electrician is an asset in his position as President of West-Side Pines Cooperative. However, it's his experience as the Assistant Fire Chief of the La Pine and Crescent Districts that becomes evident when he chairs and manages each interim board meeting. Richard and the West-Side Pines Vice President, Chris Reid, are well-versed in Robert's Rules of Order and they use that format skillfully in their meetings. Their community is currently known as Century Drive Mobile Home Park, but Richard is leading West-Side Pines Cooperative toward the end-goal of a resident purchase with ease. His extensive experience in the administration of programs that rely on volunteer committees has also been a great benefit. He has served as chief officer of organizations that have completed projects very similar to his yet-to-be purchased community, including his work to form a homeowners association at Century Drive a few years ago. Richard and his family have lived the community for 8 years, and he currently works as an electrician on affordable housing projects in downtown Portland. He travels between Portland and Bend on the weekends.