



#### 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  
Human Solutions  
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  
Open Door Counseling Center  
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  
Willamette Neighborhood Housing Services

#### Contact us:

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# Testimony in Support of HB 2446 and HB 2447A Joint Committee on Tax Credits April 17, 2013

Joint Committee on Tax Credits  
900 Court Street NE, Room 143  
Salem, OR 97301

Dear Co-Chair Burdick, Co-Chair Barnhart, and Members of the Committee:

I am writing to you today to express support for HB 2446 and HB 2447A. HB 2446 extends the capital gains tax exemption for certain sales of manufactured home parks; HB 2447A 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 2447A 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, and many live on fixed incomes. 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. These critical state tax credits help to prevent the closure of a manufactured home park, and to mitigate the impacts of a closure on residents. These tax credits are critical to helping make sure some of our most vulnerable neighbors continue to have a stable and affordable place to call home, and have minimal fiscal impact. We urge you to support HB 2446 and HB 2447A.

Thank you for your time and consideration.

Alison McIntosh  
On behalf of the Housing Alliance