



Community And Shelter Assistance Corp.

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**Senate Committee on General Government , Consumer and Small Business
Protection
February 22, 2013
Hearing on SB 322**

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

CASA of Oregon asks the committee to pass SB 322 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. To date, 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. Another three parks are under negotiation.

While an exemption to property gains tax for an owner who sells to the residents will be part of another bill, it is important to note that some parks are likely to close and residents will be forced to relocate. Therefore this tax credit is an important tool to help ensure residents who do not have an opportunity to purchase their communities will at least have a bit of a safety net since they will need to move to a new home.

I urge the committee to pass this bill and forward it on to the Joint Committee on Tax Credits.