



Manufactured Housing Park Preservation Program

*Resident Ownership,
Effectively & Efficiently*





CASA of Oregon's MHP Program

Our Vision

Manufactured housing park residents in Oregon achieve long-term security and build assets through the creation of resident-owned communities (ROCs).

Key Strategic Priority

Develop a comprehensive manufactured housing community acquisition and preservation program with the capacity to provide financing and technical assistance to manufactured homeowners in Oregon who wish to purchase, govern and manage their communities.

Timeline

- 1983 New Hampshire Community Loan Fund begins working on manufactured housing community conversions to resident ownership. Presently, homeowners in New Hampshire now own 20 percent of all manufactured home communities in the state with 103 total conversions.
- Oct. 2006 CASA's Manufactured Housing Program begins with grants from CFED & OHCS.
- Oct. 2008 CASA facilitates its first resident purchase of Horizon Homeowners' Cooperative in McMinnville, OR.
- 2009 ROC USA™ is formed by several leading non-profit organizations to expand New Hampshire's successful resident ownership program to other states.
- May 2009 CASA becomes one of nine Certified Technical Assistance Providers (CTAPs) under the national ROC USA™ network.
- Present Since the ROC USA™ Network began, 45 communities have been preserved across the country, representing security for 2,997 homes.



Manufactured Housing (MH) Communities in Oregon

- 1,293 manufactured housing parks = approx. 65,500 spaces
- 46% of park residents are age 60 years or older
- 22% of park residents are families
- MH parks represent a large portion of the affordable housing stock available to low- and fixed-income Oregonians

ROCS Help Create Healthy People, Safe and Healthy Environments, & Educational Opportunities

- Preservation of manufactured homeownership as an affordable lifestyle
- Economic security
- Wealth-building through asset appreciation
- Improved park infrastructure
- Water and sewer/septic repairs
- Energy-efficient replacement homes
- Democratic control of community rules, park improvements and rents
- Community-building
- Homeowner empowerment

Horizon Homeowners Cooperative McMinnville, OR Family Park



- \$1.2 million purchase price + \$550,000 in infrastructure improvements
- 30 spaces
- \$58,333/space
- Complete renovation of the park, including new sites, driveway, underground utilities, replacement & operating reserves.

Green Pastures Senior Cooperative Redmond, OR Senior Park



- \$1.4 million purchase price + \$50,000 in infrastructure improvements
- 51 spaces
- \$28,431/space
- Roadways improved, tree trimming, demolition of SF home, replacement & operating reserves.

Saunders Creek Homeowners' Cooperative Gold Beach, OR Family Park



- \$900,000 purchase price + \$380,000 in infrastructure improvements
- 43 spaces
- \$29,767/space
- Septic system replacement, improved drainfields, electrical meter bases, paving, well casing, building rehab, replacement & operating reserves.

Vida Lea Community Cooperative Leaburg, OR Senior Park



- \$1,275,000 purchase price + \$380,000 in infrastructure improvements
- 33 spaces
- \$50,151/space
- Septic system replacement, improved drainfields, electrical meter bases, paving, replacement & operating reserves.

Clackamas River Community Cooperative Clackamas, OR Family Park



- \$5,000,000 purchase price
- 76 spaces
- \$65,789/space
- Replacement & operating reserves.

Program Development & Accomplishments

- Network for Oregon Affordable Housing park purchase loan program developed, which utilizes Oregon Affordable Housing Tax Credits.
- State capital gains tax exemption for owners who sell to residents
- Creation of Oregon-specific management guide and conversion document templates.
- Five park conversions representing 233 spaces.
- Identification of single-family lenders.
- Ongoing technical assistance and trainings for resident-owned communities.
- Support of state and federal policy that improve conditions and create opportunities for manufactured homeowners.