



CITY OF
PORTLAND, OREGON
PORTLAND HOUSING BUREAU

Dan Saltzman, Commissioner
Traci Manning, Director
421 SW 6th Avenue, Suite 500
Portland OR 97204
(503) 823-2375
Fax (503) 823-2387
www.portlandoregon.gov/PHB

Representative Carolyn Tomei, Chair
House Human Services and Housing Committee
900 Court Street NE, Hearing Room D
Salem, OR 97301

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Dear Chari Tomei, Vice-Chair Gomberg, Vice-Chair Olson and Members of the Committee,

I ask for your support on HB 4038 and preserving affordable housing opportunities in Oregon's manufactured home parks through allowing residents the opportunity to purchase their own parks. Portland's experience tells us that one of the most effective ways to meet the growing need for affordable housing is through preservation. Preservation, particularly through resident purchase of manufactured home parks, leverages existing resources and allows low-income communities to remain intact. HB 4038 provides a path to ensuring that the homes in these parks can remain affordable for Oregon's lowest-income households.

HB 4038 empowers residents to maintain their homes' affordability by providing them the opportunity to purchase their own parks before park owners sell to a private third party. In addition to preserving affordability, HB 4038 would benefit residents in a number of ways, especially in maintaining strong community. For example, in cases where parks close altogether, it is difficult and sometimes impossible for residents to move their homes. This dilemma uproots residents from their homes, destabilizing families and communities. Allowing residents to purchase parks is a proven community investment in creating stable and safe housing.

Of the over 1,000 manufactured home parks statewide, 70 are located in Portland with over 3,300 spaces for homes. Like the vast majority of parks in Oregon, they provide safe, affordable housing for low-income Portlanders that would be difficult and costly to reproduce with new construction. HB 4038 is a positive step in preserving Oregon's affordable housing, and for these reasons I ask for your support.

Respectfully,

Traci Manning
Director, Portland Housing Bureau