



**House Committee on Revenue  
June 2, 2017  
Hearing on HB 2852 A and SB 166**

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

Chairs Barnhart and Hass and members of the Joint Committee on Tax Credits:

CASA of Oregon facilitates the preservation of affordable housing by assisting residents in manufactured home parks to form resident cooperatives to purchase, own and operate their communities as permanently affordable housing. We also develop new units and preserve existing housing, primarily in rural areas of Oregon, for farmworkers and other disadvantaged populations.

Most of the projects developed by CASA over the last 25 years have involved the use of the Oregon Affordable Housing Tax Credit. This important tool ensures interest savings generated by the credit are passed through in the form of lower rents or space leases to the residents. It incentivizes lenders to participate in these projects and is an efficient way of producing affordable housing.

We have successfully converted 10 manufactured communities to resident ownership and have three more underway. This represents nearly 600 families who no longer need to worry about space increases as the profit motive has been removed from the equation and any increases must be approved by the homeowners themselves. The legislature passed HB 4038 in 2014 which gives residents the opportunity to make an offer on their communities and we are seeing many communities hoping to buy their parks.

Given additional resources like the OAHTC, we know that we could convert more communities to resident ownership. We urge your support of HB 2852 and SB 166

We thank you, as always, for your service to Oregon.

Kind Regards,

A handwritten signature in blue ink, appearing to read "Peter Hainley", written over a light blue horizontal line.

Peter Hainley  
Executive Director