



Oregon Housing of Representatives  
Committee on Human Services and Housing  
c/o Representative Alissa Keny-Guyer, Chair  
900 Court Street NE, H-272  
Salem, OR 97301

RE: HB 2894, HB 2895, HB 2896

March 4, 2019

Dear Oregon State Legislature:

Living Cully is a non-profit community development organization that works side-by-side with the residents of six manufactured housing parks in Portland's Cully neighborhood. Together, we have repaired dozens of homes, preserved 150 affordable homes by converting two mobile home parks to non-profit ownership, and led the successful 2018 campaign to create a new manufactured housing park zoning designation in the city of Portland, stabilizing 3,000 families in 57 parks by protecting them from park closure and redevelopment. Now, we call on the legislature to adopt HB 2894, HB 2895, and HB 2896. Together, these bills will achieve two important housing stability outcomes for manufactured housing residents statewide: HB 2896 will prevent the displacement of residents from their communities and preserve long-term affordable housing opportunities; HB 2894 and HB 2895 will improve the health and housing conditions of low-income people.

First, HB 2896 will prevent the displacement of mobile home residents from their communities by facilitating acquisitions of existing parks by non-profit housing providers and resident-owned cooperatives. When parks are put up for sale there is a significant threat that residents will be displaced -- either because the buyer will close the park and redevelop the property, or because a new owner will raise rents and force out low-income households. The way to prevent both of these potential outcomes is to make it easier for non-profit affordable housing providers and resident-owned cooperatives to purchase existing parks and preserve them as affordable housing.

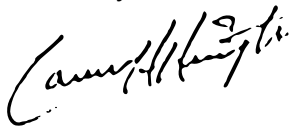
Establishing a flexible loan fund that can be mobilized quickly to take advantage of acquisition/preservation opportunities will undoubtedly result in more parks being protected from market forces permanently, providing long-term stability for existing residents and preserving affordable housing opportunities for future generations. The state's existing funding mechanism for park acquisitions, while it has been an invaluable resource contributing to the preservation of hundreds of manufactured homes throughout the state, moves too slowly for many sellers. In the Cully neighborhood, St. Vincent de Paul's acquisition of the Arbor Mobile Home Park -- utilizing OHCS grant funds -- is set to close on March 29, 2019, which is more than seven months after the purchase offer was accepted by the seller. Many sellers are not willing to wait this long, and instead sell to profit-motivated buyers who can access capital and close a sale quickly -- even when a non-profit

housing provider or resident-owned co-op may have been able to make a competitive offer. We encourage you to adopt HB 2896.

In addition to the threat of displacement via park closure and continued rent increases, manufactured housing residents are often imperiled by the condition of their homes. Many residents who we work with in Cully live in homes that are well beyond their anticipated lifespan, and face mounting repair needs. While our organization has helped residents with all kinds of repairs -- replacing roofs, installing new windows, fixing leaks, installing new insulation, cleaning up mold -- many of the homes we encounter should realistically be replaced with new, energy-efficient, healthy homes. Residents would welcome the option to responsibly decommission their existing homes and purchase new, high-quality homes for their families.

We strongly support HB 2894 and HB 2895, which will result in improved health, safety and livability conditions for many of Oregon's most vulnerable households. We also support HB 2896, which will prevent park closures and preserve affordable homes for future generations. Thank you in advance for your support of all three pieces of legislation.

Sincerely,

A handwritten signature in black ink, appearing to read "Cameron Herrington". The signature is written in a cursive, flowing style.

Cameron Herrington  
Living Cully Program Manager  
cameronh@livingcully.org