



SB 1024 – Developing New Manufactured Home Parks

- SB 1024 does three things:
 - It amends a current, unused Oregon Housing and Community Services account to include development of new parks as a use of the account;
 - It creates a pilot project as an eligible expense of that account to develop a new manufactured home park in Springfield, Oregon (the pilot language and reference to Springfield is repealed in 2023 so not a permanent part of statute);
 - Requires a report on lessons learned and best practices by the developer to OHCS, who in turn will provide a report to the Legislature.
- The bill would allocate \$3 million dollars for the pilot to a nonprofit developer to develop a manufactured home park in Springfield, Oregon. The park would include 100 units at \$30,000 per unit.
- Why manufactured housing?
 - Increasing the supply of manufactured housing is a critical component of an affordable housing strategy for many communities, especially in smaller or more rural jurisdictions struggling to support development and meet housing needs of fixed-income and older residents.
 - In Springfield, when displaced residents were presented the opportunity to move into an affordable housing apartment complex (which would have been less expensive than their manufactured homes), not a single park resident chose to move. They wanted to own their home.
- Why create a pilot?
 - Current tools and resources are focused on the preservation and rehab of current parks and resources are not targeted to the development of new parks, specifically the necessary infrastructure.
 - Current tools and resources are also structured as either ownership or rentals. Many parks have both and that can create challenges for funding/financing options.
 - Requires a report to OHCS regarding lessons learned and best practices to inform efforts across the state.
- Why in Springfield, Oregon?
 - Springfield has approximately 100 units that are facing displacement, either due to park closures or the status of their current units (age/condition).
 - The City has over 1400 households that reside in manufactured homes, with many living in units that are too old for rehab/preservation dollars (500+ units).
 - The City has history and experience in manufactured housing policy. Helped lead an Oregon Solutions project in 2016 (Springfield Manufactured Home Park Solutions Collaborative).
 - The City is working to secure land intended for a new park and St. Vincent De Paul has been developing a financing structure that addresses purchasing new units and decommissioning units that cannot be moved due to age and/or condition.
 - Because of the City's experience and readiness for the work, the pilot would be cost effective and allow best practices to be distilled and distributed across the state.

For more information:

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