

## HB 2896 A STAFF MEASURE SUMMARY

### House Committee On Human Services and Housing

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**Action Date:** 03/11/19

**Action:** Do pass with amendments  
and be referred to Ways and Means by prior reference. (Printed A-Eng.)

**Vote:** 9-0-0-0

**Yeas:** 9 - Helt, Keny-Guyer, Meek, Mitchell, Noble, Sanchez, Schouten, Williams, Zika

**Fiscal:** Fiscal impact issued

**Revenue:** No revenue impact

**Prepared By:** Amie FenderSosa, LPRO Analyst

**Meeting Dates:** 3/4, 3/11

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#### WHAT THE MEASURE DOES:

Directs Oregon Housing and Community Services (OHCS) to establish a loan program for nonprofit corporations to support the preservation and affordability of manufactured dwelling parks. Specifies loan eligibility and preservation requirements for loan recipients. Requires OHCS to report to the Legislative Assembly each odd-numbered year. Appropriates \$3 million from the General Fund for administration and funding of the program. Takes effect on 91st day following adjournment *sine die*.

#### ISSUES DISCUSSED:

- Leveraging state money with private capital to purchase and stabilize parks
- Manufactured home parks provide community, connection, and affordable housing
- More than half of manufactured homes were constructed under pre-1980 standards.
- Sometimes difficult to properly dispose of manufactured homes because health risks, contamination, asbestos
- Goals include maintaining affordability and avoiding park closures
- Creates shared risk
- Allows for quick transaction and funding purchases, increasing competitive position
- Loans on tribal lands
- Available loans are very expensive
- The pilot currently limits it to parks that are already under a regulatory agreement with OHCS (pilot program) but OHCS could create new agreement

#### EFFECT OF AMENDMENT:

Allows for Oregon Housing and Community Services to provide more than one loan under the program. Modifies parameters of loan forgiveness.

#### BACKGROUND:

Manufactured homes are an important source of affordable housing. Individuals and families that reside in manufactured dwellings or mobile homes often own or rent the dwelling but do not own the land the dwelling sits on in a mobile home park. In recent years, mobile home parks in Oregon (and nationally) have been redeveloped and converted to other uses. According to Oregon Housing and Community Services (OHCS), from 2001-2015, 104 manufactured home parks closed, displacing approximately 6,800 individuals and 4,000 spaces.

Preservation of manufactured dwelling parks can require capital to buy and replace aging infrastructure or abandoned or dilapidated structures. Since 2006, OHCS's park preservation program has preserved 13 parks for a total of 722 units.

House Bill 2896A establishes a loan program to support the preservation of mobile home parks.

