

HB 3218 A STAFF MEASURE SUMMARY
Senate Committee On Housing and Development

Carrier: Sen. Golden

Action Date: 04/22/21
Action: Do pass the A-Eng bill.
Vote: 4-1-0-0
Yeas: 4 - Anderson, Golden, Jama, Patterson
Nays: 1 - Linthicum
Fiscal: No fiscal impact
Revenue: No revenue impact
Prepared By: Devin Edwards, LPRO Analyst
Meeting Dates: 4/20, 4/22

WHAT THE MEASURE DOES:

Allows Oregon Housing and Community Services (OHCS) to provide loans to nonprofits for repair, reconstruction, and expansion of manufactured dwellings destroyed by natural disasters. Expands purposes of loans to include replacement of manufactured dwellings destroyed by natural disasters. Authorizes OHCS to set maximum loan amounts and to contract with local governments or private housing sponsors for administration. Establishes grant limit of \$15,000 for decommissioning and disposal of a manufactured dwelling. Declares emergency, effective on passage.

ISSUES DISCUSSED:

- Impact of wildfires on manufactured dwelling park acquisition timelines
- Funding for manufactured dwelling park preservation programs
- Governor's Recommended Budget for 2021-2023
- Federal partnerships and funding sources
- Incentives for private investors to loan to nonprofits purchasing manufactured dwelling parks

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

Manufactured housing is one of the largest sources of unsubsidized affordable housing in the country. In Oregon, manufactured homes account for eight percent of the state's total housing volume, and 16 percent of the state's affordable housing stock, according to American Community Survey data collected between 2013-2017.

In 2019, the Legislative Assembly enacted House Bill 2896, which established two manufactured home programs: a park preservation program to allow nonprofits, housing authorities, and resident/tenant cooperatives to purchase parks available for sale; and a state loan program to help low-income manufactured homeowners upgrade to newer, more energy-efficient homes. The measure limited loans to borrowers siting homes in a manufactured home park owned by a nonprofit or a cooperative.

The September 2020 wildfires destroyed manufactured homes in many Oregon communities, including an estimated 1,748 manufactured homes in Jackson County. The county reported that the Almeda fire impacted 18 parks and displaced an estimated 3,000 residents. Relief packages in wildfire-impacted communities included support to redevelop and repair manufactured dwellings.

House Bill 3218 A allows Oregon Housing and Community Services (OHCS) to provide loans to nonprofits for repair, reconstruction, and expansion of manufactured dwellings destroyed by natural disasters. The measure also expands an existing energy efficiency loan program administered by OHCS to allow funds to be used to replace

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manufactured dwellings destroyed by natural disasters, and authorizes OHCS to set maximum loan amounts and to contract with local governments and private housing sponsors for administration. Finally, the measure allows OHCS to waive regulatory agreement requirements for borrowers sited in a manufactured dwelling park affected by a natural disaster and limits grants to \$15,000 to decommission and dispose of a manufactured dwelling, rather than limiting grants based on percentage of project cost.