



725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

March 17, 2021

Chair Julie Fahey
House Committee on Housing
900 Court Street NE
Salem, OR 97301

Re: HB 3218 Public Hearing Follow Up

Dear Chair Fahey, Vice-Chair Morgan, Vice-Chair Campos, and Members of the Committee:

Thank you for hearing testimony on [HB 3218](#). This bill allows funds from the Manufactured Housing Park Acquisition Fund to be directed towards rebuilding manufactured home parks after last year's devastating wildfires, as well as making changes to programs that support manufactured homeowners. OHCS is appreciative of Representative Marsh for bringing this bill forward.

To further address Representative Zika's question about regulatory agreements, currently OHCS can make subordinate, forgivable manufactured home replacement loans to individual borrowers who own their own land or live in manufactured home parks that are preserved as affordable through nonprofit or resident ownership. These loans to homeowners can also be made in privately-owned manufactured dwelling parks provided the park owner enters into a regulatory agreement with OHCS. This is done to ensure the homeowner can afford the lot rent and their loan payment, which will ultimately support the long-term stability of the borrower and ensures stewardship of public funds.

For the purposes of wildfire recovery, HB 3218 gives OHCS the authority to waive the regulatory agreement requirements for a park owner on a case-by-case basis. By allowing a waiver, OHCS will be able to provide subordinate, forgivable loans to an individual wildfire survivor to replace their home without being reliant upon their park owner's willingness to enter into a regulatory agreement with OHCS. Park owners may be reluctant to sign a regulatory agreement governing that individual park space/lot, and OHCS' inability to waive the requirement may mean that people who have already lost their homes cannot access this public funding. Providing this waiver on a case-by-case basis also gives OHCS the ability to ensure that the privately-owned park's infrastructure is rebuilt to appropriate standards before investing public funds into a manufactured home replacement, which also helps to protect the individual tenant's investment in their new home.

The original intent of the Manufactured Housing Park Acquisition Fund was to preserve affordable housing. The changes made in HB 3218 will help to fulfill this critical goal by rebuilding a modest amount of the affordable housing stock that was lost to wildfires this past year. We urge your action to ensure that OHCS can respond effectively to this crisis.

Sincerely,
Emese Perfecto
Director of Homeownership, Oregon Housing and Community Services

