



*Opportunities and Challenges*

# Nonprofit Manufactured Housing Preservation and Production



# Manufactured Housing/ MHP Challenges



- Low-income Oregonians are unable to afford replacements for aging manufactured homes and nonprofit MHP owners don't have the reserves or revenue to replace rental units (Decommissioning \$10k - \$15k / Purchase & Setup SW \$100k & DW \$160k).
- Older, Pre-1976 units are energy-inefficient and many residents do not have access to cooling systems as summer temperatures continue to increase. Health and safety hazards include hazardous materials (asbestos, mold) and interiors/exterior in generally uninhabitable condition.
- Thousands of homes lost to wildfires in 2020/2021 exacerbated the housing crisis and put an even greater demand on the region's manufactured housing industry, causing delays replacing units.
- Pre-Rehab Infrastructure Issues: The aging parks SVdP acquires typically have dilapidated, dysfunctional infrastructure and significant capital needs after years of deferred maintenance.
- Post-Rehab Water/Sewer Infrastructure Needs: Old and deteriorated water mainlines and sewer systems lead to frequent leaks and significant repair costs. Many parks have well water and septic systems, which are costlier to maintain even when they are in good condition and can have chemicals of concern. However, replacing existing well-fed water and septic and connecting to public water/sewer systems is cost prohibitive without a substantial infusion of outside funding sources.

# Opportunities: *Nonprofit Manufactured Home Park Preservation*

- SVdP has acquired and rehabilitated 8 manufactured home parks in rural Lane County, Eugene and Portland. Preserving and improving manufactured home communities through nonprofit ownership is an effective anti-displacement measure that maintains the long-term affordability of existing housing stock.
- SVdP has replaced dozens of aging mobiles with new, NEEM /Energy Star manufactured homes across our inventory of MHPs. Financing model has included a mix of CDFI loans, foundation grants and rebates from local utilities.
- SVdP is applying to the Oregon Department of Energy's rental heat pump program to access several units for our rural parks. If the program continues, it will be an exciting opportunity to increase cooling capacity in existing units.
- Federal Funding: OHCS and PHB are applying for HUD PRICE funding for the preservation/revitalization of manufactured homes. EPA's Community Change Grant could be an opportunity for local government/non-profit partnership to support replacement of aging manufactured homes.





# Opportunities: *HOPE Community Corporation*

- A newly formed nonprofit, HOPE (Housing Productions Options Enterprise) Community Corporation is bringing a manufactured-home production line to life in an 80,000 sq ft former steel factory in Eugene, OR.
- Made possible by \$15 million in funding from the State of Oregon in 2022.
- HOPE will help remedy a severe and growing housing shortage for low-income Oregonians and offer a cheaper entry-point to home ownership.
- HOPE Job Programs: Second-chance employer partnering with Veteran Affairs and Sponsors, Inc., collaborating with local school districts to offer valuable technical and professional skills to students, and providing apprenticeship programs and career opportunities to an estimated workforce of 100-120.



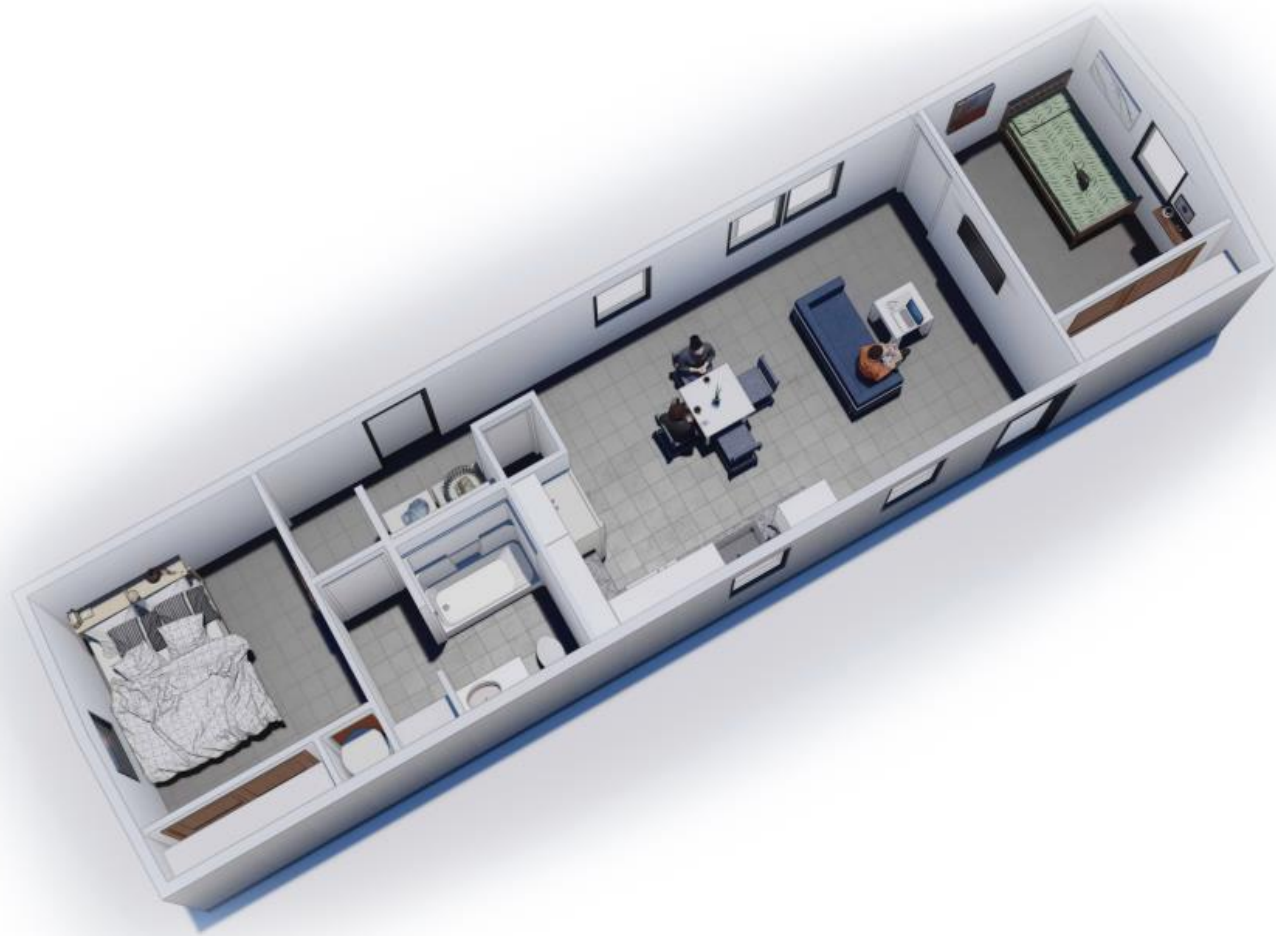
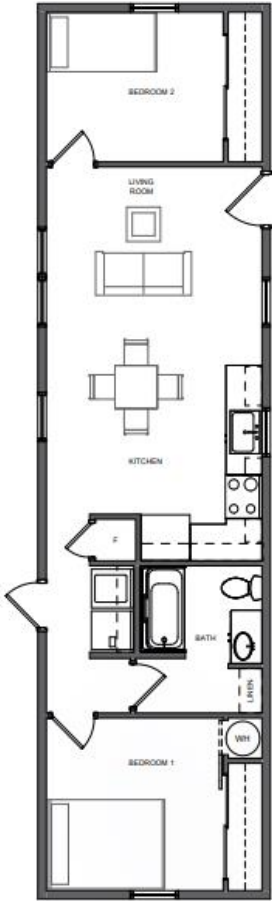
888 Garfield St, Eugene, OR  
97402

Energy Efficiency and Fire Resiliency: All houses are built according to HUD (Department of Housing and Urban Development) and NEEM+ (Northwest Energy Efficient Manufactured Housing Program) standard specifications and will have fire-resistant roofing and siding.

# Singlewide Home

2-bed/1-bath - 728 sqft

Estimated cost of \$70,000 (excluding delivery and set-up)



# Doublewide Home

3-bed/2-bath - 1,344 sqft

Estimated cost of \$110,000 (excluding delivery and set-up)





# Prototype Units

