



April 12, 2023

To: Senate Committee on Housing and Development
From: Rose Ojeda, CASA of Oregon
Re: HB 3151 A
Chair Jama, Vice Chair Anderson and members of the committee,

My name is Rose Ojeda and I am Director of CASA of Oregon Manufactured Housing Cooperative Development Center. CASA has been working with local communities to create housing, facilities and asset building opportunities for 35 years. For the last 15 years, we have been assisting residents in manufactured homes (MH) to purchase their manufactured home parks/communities (MHC).

CASA is working in Southern Oregon to rebuild Talent Mobile Estates, which was destroyed in the 2020 Almeda fire. In our work, we have heard from a number of people that residents were being required to pay for improvements to their MHC that are typically be paid for by the property owner as capital improvements made to the land. As such, these are more appropriately a cost to be borne exclusively by the property owner. HB 3151 A would limit the costs that MHC residents would be required to pay.

HB 3151 A will also clarify and extend the legal assistance that is available to low income residents of MHC. It clarifies that you cannot restrict tenancy for those whose income is from social security or disability. The bill also streamlines jurisdictional approval processes for new developments in certain zones.

Finally, the bill expands the use of OHCS funding currently invested in Community Development Financial Institutions (CDFIs), such as CASA and Network for Oregon Affordable Housing. Currently, these resources can only be used for the acquisition of existing MHC. This bill would allow these funds to be used for the construction of a new MHC. This expanded use is important as we know that MH is a cost effective form of affordable housing. When coupled with CASA's model of creating resident-owned MHC (ROCs), it is a great opportunity to create new home owners. When combined with CASA's model of creating ROCs, this expanded use of funding will allow us to develop a new shared equity homeownership model currently estimated at about \$230K per home. This is a significant cost savings for lower income homeowners in comparison to the cost of a single family home, now approaching nearly \$475K in Oregon.

With this legislation and other proposed legislation like HB 2983 A and SB 937 A, we can continue to preserve manufactured home communities **AND** construct new communities.

We urge your support of HB 3151 A. Thank you.