



STRENGTH IN COOPERATIVE OWNERSHIP

A Cost Effective
Investment in
Permanently Affordable
Homeownership and in
Community



PRESERVATION SUCCESSES

Since 2007, 28 communities totaling 1,921 Units have been preserved as resident-owned communities (ROCs)

60% of homeowners in the cooperatives are under 80% AML.

Since 2024, 60+ communities have triggered the state's Opportunity to Purchase law. CASA has assisted in submitting nine offers to purchase resulting in three conversions to resident ownership. Two are currently under consideration.

Talent Community Cooperative

(Almeda fire recovered-community)

81% of homeowners are under 60% AML.



PRESERVATION AND NEW CONSTRUCTION SUCCESSES

Resident-Owned Community Aquisition & Conversion	New Manufactured Dwelling Park	New Affordable Housing Complex
TOTAL COST:	TOTAL COST:	TOTAL COST:
\$144,122,441 From acquisition to finish, including capital improvements for 28 CASA developed ROCs ⁷	\$22,000,000 With 75 new manufactured homes and a total of 87 spaces.	\$18,576,00 One 45-unit affordable housing complex in Salem, OR ⁸
PER SPACE:	PER SPACE:	PER UNIT:
\$81,904	\$252,847	\$387,000

SUSTAINABILITY

Rents

- Average rent across the co-op portfolio is \$499 per space per month
- The range is from \$275 to \$785 per month
- Rent increases, if they occur, average \$25 per month per space
- In Bend, a resident living in West Sides Pine Cooperative pays \$500 per space per month. Market rent for a 2-Bedroom apartment in Bend can cost up to \$2,350 per month.

SUSTAINABILITY

Vacancy Rates

- Across the cooperative portfolio there is a vacancy rate of 4.3%. If the vacant RV spaces are removed, the vacancy rate is 2.0%. This is well below the 2023 average of 6.0% vacancy rate in OHCS' 2025 Operating Expense Data Summary.

Expenses

- In 2023, the average operating expenses was \$2,150 per unit per year across the portfolio. The average expense was \$7,621 per multifamily unit, based on OHCS' 2025 Operating Expense Data Summary

IMMEDIATE NEEDS - \$22,500,000 (LBB OR GOB?)

For the 2023-25 biennium, we were able to preserve 379 homes assisted by \$25 million in grant funds. \$1.3 million remains. Only \$2.5 million was approved for the 2025-2027 biennium.

Conversion of two existing ROCs to permanent financing - \$14,621,156

Two Communities in Grants Pass totaling 213 Spaces in which 82% of Households are under 80% AMI

Major infrastructure repairs - \$1,500,000

Multiple communities need new well and water systems, widened access lane to meet fire code, electrical upgrades, retaining walls to prevent erosion, repair of streets and sidewalk.

Convert additional Parks to ROCs in the 2025-2027 - \$6,378,884

Based on an average of \$70,000 per unit subsidy, this will equate to approximately 91 homes preserved