

Park owners also deserve respect. Decades ago when cities needed land for affordable housing, mobile home parks were a handy option. Skyrocketing land values now pressure those landowners to sell. For example, Thunderbird was there before Wilsonville was a city. It's tempting to force landlords to cash out the tenants when a park closes, but property rights and fairness issues should also be considered.

A handful of cities have adopted their own laws regarding park closures. These local ordinances face expensive court challenges. We think a statewide solution is preferable.

Your help is needed to make this new legislative package successful. Please talk to your friends and family around the state. Urge them to contact their legislators and support House Bill 2735. If you truly care about maintaining affordable housing in Oregon like we do, then please join us in this effort.

State Senator Brad Avakian
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MOBILE HOME PARK CLOSURE LEGISLATION
COMMENTARY MARCH 28th 2007

“Lawmakers Urge Help for Mobile Home Residents”

State Senator Brad Avakian (D-Beaverton)
State Representative Jerry Krummel (R-Wilsonville)
(word count 485)

It's no secret Oregon has a serious lack of affordable housing but it'll be much worse if we don't do something about the crisis confronting mobile home parks. 65 parks shut down since 1990, around half in the past two years. A total of 2500 spaces lost. The Legislature should provide relief to residents who've had their lives turned upside down by a park closure.

The clock is ticking. In February residents in Wilsonville's Thunderbird Mobile Club received a closure notice. Another 270 spaces gone. 140 spaces at Saddle Butte Mobile Manor near Roseburg are also at risk. These are among many communities experiencing growing pains due to rising land values.

We are working with a coalition of mobile home tenants, park owners, and housing advocates on a package of legislation to assist these displaced park residents. House Bill 2735 calls for shared responsibility.

Part of the responsibility falls on the landlord to pay up to \$9,000 per home for tenant relocation. The state provides an enhanced \$10,000 tax credit. Cities freeze the property value of the land and can no longer adopt local laws on park closures. Mobile home owners still bear much of the costs.

This proposal addresses short term symptoms to a long term ailment. The cure involves empowering mobile home owners so they can purchase these parks and efforts are underway to do just that. Park purchases take a lot of time and money. Only two such deals have occurred in the past decade in Oregon. The cure also involves changing our land use system to map out a long range strategy for affordable housing.

In the immediate future, we must help the people impacted by park closures. A majority are low income seniors. For some, the next move is a nursing home. The stories are heartbreaking. Their life savings went into this house. The home is too old to be moved. The nearest vacancy is 100 miles away. These residents don't just occupy a space for rent. They invested in landscaping, carpools, and the community they call home.

State Representative
Jerry Krummel (R-Wilsonville)
House District 26



MEDIA ADVISORY:
NOVEMBER 6, 2006

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Resource Fair Scheduled Nov 13th for Tualatin Mobile Home Park Closure

(Salem) A special informational meeting will be held Monday, November 13th, 2006 for anyone interested in the pending closure of Mobile La Vista Court near Tualatin. Residents in the 31 unit mobile home park recently received their one-year closure notice informing them they had to move by October 15th, 2007. Mobile La Vista is located off Highway 99W near 124th Avenue.

"Mobile La Vista is one of about a dozen park closures we've seen in Washington County alone over the past year or so," said State Representative Jerry Krummel (R-Wilsonville). "We feel for the residents and are working on ways to help ease the transition when mobile home owners are forced to relocate."

Krummel will be on hand for the **Resource Fair on November 13th which begins at 6 PM**. A nearby park, **King Village**, has agreed to host the event. King Village is not closing. That park is located at **12450 SW Fischer Road in Tigard**, a few blocks Northeast of Mobile La Vista.

The meeting is organized by the Office of Manufactured Dwelling Park Community Relations (MDPCR) at Oregon Housing and Community Services (OHCS). Several agencies have been invited to attend including the Manufactured Home Owners of Oregon (MHOO), Washington County social service agencies, the County Tax Assessor's Office, the County Housing Department, mobile home transporters, parks in the area, and property managers.

Representative Krummel worked with a coalition of mobile home advocates last year to create a new tax credit of up to \$10,000 to help cover moving expenses when there is a park closure. To learn more about the new law go to Krummel's web site or the Oregon Department of Revenue's web site.

The new law also required the state to establish a list of vacancies in manufactured home parks around Oregon. This list has been especially helpful in light of the recent park closures. Residents looking for assistance regarding the Mobile La Vista closure or related issues are encouraged to call OHCS at 1.800.453.5511 or email mdpcrweb@hcs.state.or.us

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900 Court Street, SE H-281, Salem, OR 97301 503-986-1426
www.leg.state.or.us/krummel

From: Patrick Rogers
To: JNESS@caowash.org
Date: 11/7/06 11:02:50 AM
Subject: Re: Fwd: Relocation Fair for Mobile Le Vista - Tualatin

Hi there,

Yes, we have been participating. We weren't able to attend one, due to schedule conflicts. We occupy a table that presents the resources that are available at Community Action, and how to access them. I have spoken to Ann Brown regarding the fact that she could count on us to be present at the resource fairs, and she stated that she was confident of that.

We haven't really been able to make a difference for the people who are affected by this, because their needs exceed anything that we have. They need thousands of dollars each to remedy their situations, and those types of solutions are what they are looking for.

Most of the feedback I receive, is from people who have benefited from our weatherization program, and how grateful they were to have had the work done on their homes.

The problem with what I have to offer, is that it is homeless services related. That particular scenario is one that most of the participants aren't willing to consider at that point in their process. Our other services would be applicable if they were going to stay in their current locations, or if they knew where they were moving their homes.

I am going to request that OHCS add a checkbox to the data collection tool we are using for the One Night Shelter Count. The Path funded outreach worker is beginning to encounter people who are homeless due to the displacement around the park closures.

Pat Rogers
Housing and Homeless Services Manager
Community Action
503.640.3263

>>> Jerralynn Ness 11/06/06 4:31 PM >>>

Hi Patrick,

Are we participating in this? Also, could you brief me on our involvement, what we've been asked to do and what we've been able to do? Thanks.....

>>> "Ann Brown" <Ann.Brown@state.or.us> 11/1/2006 11:01:48 AM >>>

We have been in contact with the residents of Mobile Le Vista about a date for the relocation fair and Cal-Am properties has again agreed to open up one of their properties to host the fair.

The relocation fair will be held from 6:00 - 8:00 p.m. on November 13th at King Village located at 12450 SW Fischer Road, Tigard, OR 97224.

Please let me know if you will be able to attend.

Thanks again for all your previous participation.

Manufactured Dwelling Park Program
1/800.453.5511

State Representative
Jerry Krummel (R-Wilsonville)
House District 26

Media Advisory:
November 6, 2006
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503-750-1764 rep.jerrykrummel@state.or.us

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The meeting is organized by the Office of Manufactured Dwelling Park Community Relations <http://www.oregon.gov/OHCS/MDP_MainPage.shtml> (MDPCR) at Oregon Housing and Community Services <http://www.oregon.gov/OHCS/MDP_MainPage.shtml> (OHCS). Several agencies have been invited to attend including the Manufactured Home Owners of Oregon <<http://www.mhoo-osta.com/>> (MHOO), Washington County social service <<http://www.co.washington.or.us/deptmts/aging/aging.htm>> agencies, the County Tax Assessor's Office <<http://www.co.washington.or.us/deptmts/at/atmain.htm>> , the County Housing Department <http://www.co.washington.or.us/deptmts/hse_serv/housmain.htm> , mobile home transporters, parks in the area, and property managers.

Representative Krummel worked with a coalition of mobile home advocates last year to create a new tax credit <<http://www.leg.state.or.us/05reg/measpdf/hb2300.dir/hb2389.en.pdf>> of up to \$10,000 to help cover moving expenses when there is a park

closure. To learn more about the new law go to Krummel's web site
<http://www.leg.state.or.us/krummel/manufacturedhomes_061906.pdf> or
the Oregon Department of Revenue's web site
<<http://www.oregon.gov/DOR/PERTAX/docs/101-609.pdf>> .

The new law also required the state to establish a list of vacancies in
manufactured home parks around Oregon.
<<http://www.oregon.gov/OHCS/CRD/OMDPCR/docs/ParkVacanciesCurrent.pdf>>
This list has been especially helpful in light of the recent park
closures. Residents looking for assistance regarding the Mobile La Vista
closure or related issues are encouraged to call OHCS at 1.800.453.5511
or email mdpcrweb@hcs.state.or.us

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** CRM114 Whitelisted by: From: "Ann Brown" <Ann.Brown@state.or.us> **

Oregon Housing and Community Services 2007 Legislative Highlights

Budget (SB 5517)

The Oregon Housing and Community Services (OHCS) 2007-09 Legislatively Adopted budget of \$2.2 billion includes \$19.4 million of General Fund. Total funds (excluding non-limited funds) increased 22.6% over the prior biennium. The General Fund budget increased 78%.

This budget fully funds OHCS operations and staff and maintains current programs. The budget included several new packages providing funding for:

Homelessness

- The budget provided an additional \$16.4 million per biennium for helping homeless households break the cycle of chronic homelessness.
- The funds will provide housing development and the associated supportive services needed for special needs populations. The goal is to create 150 units.
- OHCS will be replicating the "Housing First" model that has proven outcomes in Portland as well as in many other areas across the nation.

Preservation of Affordable Housing

- \$8.1 million in funding for preservation of affordable housing was provided for the purposes of housing preservation.
- Funds will be used in combination with OHCS tax-exempt bond authority to target OHCS financed Section 8 project based housing with HAP contracts expiring in the next six years.
- OHCS is targeting 300-600 units.
- \$2.4 million in General Fund was provided to restore the Housing Trust Fund Corpus back to \$15.5 million. This will provide more capacity in providing loan guarantees.

Oregon Food Bank

- \$1.2 million in funding was provided for the General Fund Food Program for regional food banks, increased service to under-served areas, food acquisition, and needed equipment for the regional food banks (through SB 5517).
- The Oregon Food Bank will increase its capacity grants to local regional food banks in delivering services.
- The Oregon Food Bank will work with OHCS to streamline the current monitoring process to provide more efficiency and administrative savings in the management of food programs.

Restoration package

- A \$2 million General Fund restoration package was provided to add critical resources for OHCS programs and operations.
- With this funding OHCS can partially restore funds to its Housing Finance Fund, bolstering capital assets and providing operating funds from interest earnings to meet compliance and accountability requirements.
- OHCS will invest these funds into program operations by providing increased loan opportunities for predevelopment, as well as gap financing for manufactured park purchases.
- The \$2.0 million investment will have a positive influence on the Department's bond ratings.

Other Legislative Measures

A number of other legislative measures passed that will help address affordable housing and poverty issues for low-income Oregonians. Some of the key measures passed include:

Housing Finance Statutes (HB 2096)

- The OHCS Housing Finance Bill - HB 2096 provides several new tools to help in preserving manufactured dwelling parks.
- OHCS can now make gap financing (second position) loans that will help keep costs down for residents. This is important as private lenders have been willing to make 80% loans on park purchases, but residents have been unable to come up with the remaining funds.
- Another positive tool in the bill is an expanded loan guarantee of up to 50% of the loan principal. This will enable OHCS to provide greater support to private lenders considering financing park preservation.
- The bill also provides a new type of co-op specifically for manufactured dwelling park residents to facilitate park preservation.

Oregon Affordable Housing Tax Credit (HB 3201)

- Through SB 3201, the Oregon Affordable Housing Tax credit can now be used for manufactured park preservation support directly – without any pass through restrictions.
- The annual tax credit limit was raised from \$11m to \$13m. When combined with private capital, this will translate into approximately \$50 million in affordable housing development loans.
- The bill expanded the use of the credit to include resident purchases of manufactured dwelling parks and preservation of affordable housing.

Manufactured Dwelling Parks (HB 2735)

- HB 2735 provides new provisions that will help residents when manufactured dwelling parks close.
- When parks close, owners must notify OHCS. This will allow OHCS to provide information to residents about their rights, about relocation options, and about the financial reimbursements to which they are entitled.
- If parks close, owners are required to pay affected residents \$5,000 for a single-wide unit, \$7,000 for a double-wide unit, and \$9,000 for units that are triple-wide or larger.
- In addition, residents can claim a \$5,000 tax credit against their state income taxes.
- A few cities with existing ordinances regarding owner payments were exempted from the state law as long as their ordinances provided more relief for residents than the state law.
- HB 2735 also extended the capital gains waiver for owners selling their parks to these new co-ops or to other resident associations.

Preservation of Public Purpose Funds (SB 838)

- SB 838 maintains the public purpose fund allocations through 2026.
- This ensures funds for the Housing Trust Fund (approx. \$3.2 m / yr.)
- This also ensures funds for low-income weatherization (approx. \$8.0 m / yr.)

Energy Assistance (SB 461)

- SB 461 increases energy assistance funds from \$10 million to \$15 million per year.
- This will enable OHCS partners to assist an additional 13,000 low income households with their heating bills each winter.