

News

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Oregon Affordable Housing Provider Completes the Conversion of a Local Manufactured Home Park into a Resident-Owned Community

CASA of Oregon helps Horizon Homeowners Cooperative members purchase the Victor Manor Mobile Home Park.

McMinnville, OR (October 17, 2008) — CASA of Oregon is pleased to announce that on October 15, 2008, residents of the Victor Manor Mobile Home Park, located in McMinnville, OR, closed on the purchase of their community. Utilizing technical assistance and training from CASA of Oregon and the Community Development Law Center, residents organized and formed the Horizon Homeowners Cooperative in order to convert their privately-owned manufactured home park into a resident-owned community (ROC).

According to Peter Hainley, Executive Director of CASA of Oregon, “The need to preserve affordable housing options in Oregon is critical. Since 1995, approximately five percent of the manufactured home parks in the state have closed and over 2,736 families have been displaced. This is a small step to reversing the tide of park closures that have plagued some of Oregon’s most vulnerable citizens – senior citizens, families with children and the disabled.”

Resident ownership occurs when owners of manufactured homes form a membership association to purchase their community when it becomes available for sale. Without resident ownership, homeowners risk eviction when a community is sold to a new owner who may convert the land to other uses, or impose higher land rents over which the homeowners have no control.

The conversion of the Victor Manor Mobile Home Park into a resident-owned community is the first of its kind in Oregon using the newly-established non-profit, limited equity cooperative model. After nearly a year and a half of activities and negotiations, the Horizon Homeowners Cooperative was able to secure construction and permanent financing from ShoreBank Enterprise Cascadia, Oregon Housing and Community Services and CASA of Oregon.

Businesses and individual members of the McMinnville community also stepped up to offer support to the cooperative, including a donation from Columbia River Bank, donated landscaping design from C&D Landscaping, space for the relocation of homes during infrastructure improvements from Bennet Trucking, as well as plants, shrubs and installation services from Bailey’s Nursery.

In 2006 and in 2008, CASA of Oregon was awarded grants under the Corporation for Enterprise Development's I'M HOME program, with match funding from Oregon Housing and Community Services, to develop a replicable model for resident ownership of manufactured home communities in Oregon. In May 2008, CASA became one of nine Certified Technical Assistance Providers (CTAPs) under the national ROC USA network. As a member of the network, CASA delivers pre- and post-purchase technical assistance to help manufactured homeowners in Oregon buy their communities and secure their economic futures through resident ownership.

CASA of Oregon's mission is to develop affordable housing, programs and facilities that promote the quality of life and self-sufficiency of farm workers and other low-income populations throughout the state of Oregon. Since its inception in 1988, CASA has developed 29 multi-housing projects totaling nearly 1,100 units of housing for farm workers and their families, with another 64 units under development. The organization has completed eight community facility projects, built eight single family homes and is preserving 51 units in expiring-use projects. In 2001, CASA was certified by the US Treasury as a Community Development Financial Institution and established a \$2.8 million loan fund for predevelopment and construction financing. In the same year, CASA started the Valley Individual Development Account (VIDA) Program, which is a collaborative of 27 organizations throughout the state that offer Individual Development Accounts to low-income individuals. www.casaoforegon.org

The **Community Development Law Center (CDLC)** is a program of Legal Aid Services of Oregon and was founded in 2000 through the assistance of the Campaign for Equal Justice. CDLC provides legal and technical assistance services at well below market levels and provides no cost services to clients where grants are available to support such work. The CDLC's mission is to assist community development organizations and other nonprofits serving the needs of low-income individuals. CDLC provides legal assistance regarding organizational development, housing finance and development, land use, housing preservation, asset management, and fair housing. CDLC's serves the entire state of Oregon. www.cdclweb.org

ROC USA™ is a social enterprise that offers training, networking, and financing to help owners of manufactured homes gain security through ownership of their communities. We work through two wholly-owned subsidiaries: **ROC USA™ Network** member organizations – non-profit Certified Technical Assistance Providers – who provide the pre- and post-purchase training and technical assistance that helps homeowners buy and sustain their community; and **ROC USA™ Capital** that makes community purchase loans that provide a low-cost way for all homeowners within a community to become a member and voter in their member-controlled corporation or cooperative. www.rocusa.org

The Corporation for Enterprise Development (CFED) expands economic opportunity by helping Americans start and grow businesses, go to college, own a home, and save for their children's and own economic futures. CFED identifies promising ideas, tests and refines them in communities to find out what works, craft policies and products to help good ideas reach scale, and develop partnerships to promote lasting change. CFED brings together community practice, public policy and private markets in new and effective ways to achieve greater economic impact. Through its **Innovations in Manufactured Homes (I'M HOME)** initiative, CFED has awarded nearly \$3.5 million in grants since 2005. Much of this grant support has been dedicated to building the capacity of the local affordable housing organizations that will form the backbone of the ROC USA Network of technical assistance providers. www.cfed.org

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