

# News

## For Immediate Release

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### Contact

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## **Oregon Affordable Housing Provider and Washington Cooperative Development Services Provider Team Up to Convert an Oregon Senior Manufactured Home Park into a Resident-Owned Community**

Green Pastures Senior Cooperative Members purchase their Mobile Home Park with the assistance of CASA of Oregon and Northwest Cooperative Development Center.

**Redmond, OR (October 29, 2009)** — CASA of Oregon is pleased to announce that on October 15, 2009, residents of the Green Pastures Mobile Home Park, located in Redmond, OR, completed the purchase of their community. Utilizing financing, technical assistance and training from CASA of Oregon, the Northwest Cooperative Development Center and the Community Development Law Center, residents organized and formed the Green Pastures Senior Cooperative in order to convert their manufactured home park into a resident-owned community. Local area organizations Partnership to End Poverty and Housing Works were also instrumental in making the conversion possible.

Proceeds from the sale of the Green Pastures Mobile Home Park, which was held by the Alice P. Teater Trust, will go to the Trust's beneficiaries, the Redmond Humane Society and the Humane Society of Central Oregon. According to Peter Hainley, Executive Director of CASA of Oregon, "The need to preserve affordable housing options in Oregon is critical. This is a win-win for both the members of the Cooperative, as well as the two non-profit beneficiaries of the Alice Teater Trust. It was Alice Teater's wish that Green Pastures remain a manufactured home park and not be redeveloped for another purpose. This conversion to resident ownership will ensure that her wish is fulfilled."

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. In Oregon, once a community is purchased by residents under the non-profit cooperative model, it

must remain a manufactured home park, and can only be sold in the future to a similar non-profit entity.

The conversion of the Green Pastures Mobile Home Park into a resident-owned community is the second of its kind in Oregon using the newly-established non-profit cooperative model. The Green Pastures Senior Cooperative received financing and support from the Network for Oregon Affordable Housing (NOAH), Oregon Housing and Community Services and CASA of Oregon.

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 ROC USA Network, CASA delivers pre- and post-purchase technical assistance and support in securing financing to help manufactured homeowners in Oregon buy their communities and secure their economic futures through resident ownership.

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**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, a 501(c)3 organization, 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 \$4.8 million loan fund for predevelopment and construction financing. In the same year, CASA started the Valley Individual Development Account (VIDA) Program, which is now a collaborative of 42 non-profit organizations and four affiliates throughout Oregon that offers Individual Development Accounts to low-income individuals. CASA's most recent program, the Manufactured Housing Preservation Program, has converted two Oregon manufactured home parks into resident-owned communities.

[www.casaoforegon.org](http://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. 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 service area encompasses the entire state of Oregon. [www.cdlcweb.org](http://www.cdlcweb.org)

The **Northwest Cooperative Development Center** (NWCDC) is a non-profit organization devoted to assisting new and existing cooperative businesses, from manufactured housing communities to credit unions. NWCDC's mission is to foster community economic development through the cooperative business model. In 2009, NWCDC joined the ROC USA Network as a Certified Technical Assistance Provider and provides pre- and post-purchase technical assistance to manufactured homeowners in Washington, Idaho and Oregon. [www.nwcdc.coop](http://www.nwcdc.coop)

**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](http://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](http://www.cfed.org)