



Dear Portland Planning and Sustainability Commission,

We are writing to voice support in favor of the proposed changes to the Comprehensive Plan and Zoning Code to preserve manufactured dwelling communities. CASA of Oregon's Manufactured Housing Cooperative Development (MHCD) Center is one of nine Certified Technical Assistance Providers (CTAPs) under the national ROC USA™ network (Resident-Owned Communities). As a member of the ROC USA network, CASA of Oregon delivers pre- and post-purchase technical assistance and helps manufactured homeowners secure the financing needed to buy their communities and shape their economic futures through resident ownership. Since beginning cooperative conversions in 2008, CASA has preserved 13 communities through-out the state of Oregon, consisting of 832 manufactured dwelling spaces, with an average preservation cost of \$43,224 per space.

Manufactured dwelling communities provide a low-cost housing option in a city where such options are scarce. Many of the communities we provide technical assistance to are home to older adults and these parks provide an opportunity to age in place while at the same time contributing a financial asset (their home) and their energy to creating and maintaining their home and community. Many communities are also home to individuals and families that would otherwise qualify for subsidized housing. Preservation and cooperative conversion of these parks offer a significantly cheaper preservation cost per unit compared to developing/re-developing traditionally subsidized housing units.

We encourage PSC to adopt the proposed revisions to the Comprehensive Plan and Zoning Code that would help preserve 56 manufactured dwelling communities (more than 3,000 homes) in Portland.

- Funding/financing the voluntary purchase of communities by the residents (co-op model) or by a nonprofit or Home Forward.
- Funding/financing for cost-effective critical home repairs (e.g., roof, plumbing), weatherization and accessibility improvements (e.g., ramps, internal adaptations) to existing homes.
- Funding/financing for replacement of aging homes with new energy-efficient homes.
- Funding/financing for improvements to internal infrastructure (e.g., water and sewer systems, roadways) in return for guarantees of long-term affordability of space rents.

Thank you for considering this testimony.

Sincerely,

A handwritten signature in black ink that reads "Peter Hainley".

Peter Hainley  
Executive Director, CASA of Oregon