

**HB 2894 STAFF MEASURE SUMMARY**

**House Committee On Human Services and Housing**

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**Prepared By:** Amie FenderSosa, LPRO Analyst

**Sub-Referral To:** Joint Committee On Ways and Means

**Meeting Dates:** 3/4, 3/11

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**WHAT THE MEASURE DOES:**

Requires the Housing and Community Services Department (HCSD) to create a program providing loans to individuals to purchase manufactured dwellings to replace older and less energy manufactured efficient dwellings. Specifies loan criteria for borrowers: primary residence, meets energy efficiency standards, unit must be in a manufactured park that is registered with the Office of Manufactured Dwelling Park Community Relations, prohibits borrower from making interest or principal payments on the loan, criteria for when unpaid balance on a loan must be paid in full. Establishes the Manufactured Home Replacement and Decommissioning Fund and specifies use of deposited funds. Appropriates \$2 million from the General Fund.

**ISSUES DISCUSSED:**

**EFFECT OF AMENDMENT:**

No amendment.

**BACKGROUND:**

The Office of Manufactured Dwelling Park Community Relations (Manufactured Communities Resource Center or MCRC) was created in 1989 by the Oregon legislature (ORS 446.543) with three main purposes: (1) to provide services and activities to support the improvement of manufactured dwelling park landlord and tenant relationships; (2) to develop and implement a centralized resource referral program for tenants and landlords to encourage voluntary dispute resolution; and (3) to maintain a directory of manufactured dwelling parks.

In 2015, the average cost for a new single-wide manufactured dwelling (mobile home) in Oregon was \$50,200 (\$83,600 for double-wide). In 2017, there were 170,000 manufactured homes in Oregon representing approximately 11 percent of the total housing stock (Oregon Housing and Community Services), with the average income for a resident, nationally, is \$2,000 per month. (Sources: Fahey Testimony, 2017; LPRO Summary of Leg.)

House Bill 2984 creates a loan program to assist individuals replace outdated manufactured homes in Oregon.