

Action Plan

Grantee: Oregon

Grant: B-23-PR-41-0001

LOCCS Authorized Amount:	\$ 13,750,000.00
Grant Award Amount:	\$ 13,750,000.00
Status:	Submitted - Await for Review
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 13,750,000.00

Funding Sources

Funding Source	Funding Type
Oregon Affordable Housing Tax Credit	State Funds

Narratives

Action Plan Summary:

Oregon is facing a critical affordable housing shortage. Manufactured housing plays a vital role in addressing this need. Oregon is home to about 1200 manufactured home communities (MHCs) with nearly 70,000 manufactured homes. The average MHC was built in 1970 and many MDCs have decades of deferred maintenance. As MHCs go on the market, whole communities are in jeopardy of being displaced.

Oregon Housing and Community Services (OHCS) is committed to advancing long-term housing affordability, stability, resiliency, and energy efficiency for low- and moderate-income (LMI) households residing in manufactured homes and communities. OHCS has developed a suite of programs to preserve and improve this housing stock but demand far exceeds available resources. FY23/24 PRICE Main grant funding comes at a critical time and will enable OHCS to leverage proven program frameworks, a statewide network of experienced partners, internal policy expertise, and state investments that are strategically aligned with federal funding opportunities.

With Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Act funds, OHCS will increase our ability to preserve MHCs that are rapidly coming up for sale and are in dire need of improvements. The funds will be plugged into OHCS' existing MHC Preservation program, which provides grants to nonprofits or resident-owned cooperatives for acquisition and infrastructure



improvements to ensure these parks remain part of Oregon’s affordable housing stock for generations to come.

The proposed activities are designed to meet the requirements outlined in the PRICE Notice of Funding Opportunity (NOFO) (FR-6700-N-99, issued February 28, 2024), authorized under the Consolidated Appropriations Act, 2023 (Public Law 117-328, approved December 29, 2022). This work will enable OHCS to continue efforts to lead nationally in manufactured housing development and preservation, backed by proactive policies, robust investments, and strong collaborative partnerships.

Resources and Budget:

OHCS is proposing the following budget for the \$13,750,000 of PRICE Main resources and \$11 million in equity generating from the Oregon Affordable Housing Tax Credits (OAHTC):

- \$13,354,730 MHC acquisition costs
- \$146,956 in general administration and indirect costs associated with managing this initiative ensuring efficient distribution, oversight, and compliance with grant requirements
- \$225,000 in environmental review and mitigation costs

The revised allocation reflects an urgent shift in Oregon’s manufactured housing needs. Several parks face expiring bridge financing, and the state lacks sufficient resources to transition these communities to permanent financing. Redirecting PRICE funds will enable OHCS to:

- Support the successful conversion of two parks to resident-owned cooperatives.
- Facilitate the acquisition of up to two additional parks (though we have planned for just one, there may be a chance to support two smaller parks).

This strategy prioritizes preservation of entire communities rather than individual assistance, as originally planned under repair and replacement programs. Preserving parks ensures long-term affordability and stability for low- and moderate-income households.

The proposed budget was developed through a comprehensive analysis of current market conditions, partner pipelines, and industry benchmarks for acquisition and infrastructure costs. Key steps included:

- Market Analysis: OHCS reviewed recent manufactured home community transactions and infrastructure rehabilitation costs.
- Stakeholder Input: Coordination with nonprofit developers and lenders provided real-world cost estimates for acquisition and repair projects.
- Scope Alignment: Budget allocations reflect the scale of preserving up to four parks, including environmental compliance and administrative oversight.
- Cost-Effectiveness: By leveraging OAHTC resources to reduce interest rates on permanent loans, OHCS maximizes PRICE funds’ impact and minimizes long-term financing costs.

OHCS will fully expend PRICE funds before the end of the six-year performance period through a phased implementation strategy:

- In 2026, OHCS will solicit proposals for use of funds and allocate the funds, including OAHTCs, to up to four MHCs to prevent displacement and secure permanent ownership structures.



- In 2027, we expect that all MHCs will be acquired with PRICE Act funds and a permanent loan. Recipients will begin environmental reviews, mitigation, and infrastructure repairs.
 - By 2028: we expect the majority of the work to be complete. OHCS will focus on compliance and program closeout.
- OHCS will monitor progress through quarterly reporting and maintain flexibility to reallocate contingency funds to eligible activities as needed, ensuring 100% utilization of PRICE resources within the HUD-defined timeline.

Need:

OHCS was awarded funding under PRICE Main and plans to use the funds to serve communities across the state.

The Oregon Housing Needs Analysis (2022), which includes a multi-state agency report and a set of recommendations, indicates that the state will need 550,000 additional housing units over the next 20 years to keep pace demand of a growing population. Oregon has a housing unit deficit of approximately 36,000 units per year to meet the needs of the current population. In response to these figures and longstanding housing challenges across the state, Oregon Governor Tina Kotek declared a homelessness state of emergency in 2023. Among several executive orders issued at that same time, Executive Order 23-04 sets an annual statewide production goal of 36,000 new homes each year.

The agency is in a unique position with a proven track record to continue making deeply meaningful statewide progress toward shared goals. As decades of underbuilding, under preservation of current housing stock, and increased natural disasters have contributed to the state's ongoing shortage, OHCS is acting with focus, determination, and speed in addressing housing construction, preservation, and funding challenges.

With PRICE grant funds, OHCS will be able to address the growing need for preservation of MHCs. Preserving these communities allows homeowners to keep this piece of the state's critical housing stock for low to moderate income families. The funds will help address the following barriers:

Risk of Conversion of Oregon's Manufactured Dwelling Communities The loss of manufactured home parks to redevelopment poses a significant threat to affordable housing options for low-income residents in Oregon. The Network for Oregon Affordable Housing (NOAH) cites nearly 140,000 manufactured homes in Oregon with 67,000 located in a little more than 1,200 privately owned manufactured home parks. On average, there are 32 parks that report to OHCS per year that go up for sale. As a snapshot in time, CASA of Oregon, a nonprofit that supports conversion of MHCs to resident owned communities, has identified approximately eight parks that currently meet eligibility criteria for preservation: totaling roughly \$30 million in needs. They emphasize that this is a very conservative estimate. While we will not be able to preserve every park in Oregon with PRICE grant funds, the \$13.3 million dedicated to acquisition to preserve parks would be lifechanging for hundreds of Oregon families.

In particular, two parks are currently in bridge financing and have an urgent need to convert to permanent financing, which is not possible without some grant subsidy.

Low- and Moderate Income (LMI) Households in Need: The U.S. Census Bureau reports that approximately 30% of Oregon households have incomes below 80% of the AMI,

highlighting the substantial need for affordable housing options across the state. Internal OHCS data indicate that more than 100,000 households in Oregon are eligible for rental assistance but are unable to access it due to limited resources. Given rising rent and home prices across the state, for many Oregonians, remaining in their MHC is their only housing option and losing their home would result in houselessness.

Barriers to Manufactured Housing Preservation and Rehabilitation in Oregon

In Oregon, the average MHC was built in 1970. OHCS data also shows that many manufactured home parks lack basic infrastructure and amenities, such as paved roads, street lighting, and community facilities. Additionally, many owners have neglected water and sewer system updates, further impacting the quality of housing for residents.

One complicating factor is that many of these manufactured home parks are in rural Oregon. Remote areas lack essential infrastructure such as water and sewer systems, roads, and utilities, making it challenging to preserve and revitalize these communities. Complex and interconnected, encompassing infrastructure deficiencies, financing limitations, high land values, these barriers hinder the accessibility and affordability of manufactured housing options.

The OAHTC resource that pairs with permanent loans will cover critical infrastructure repairs in parks at the time of preservation, whereas PRICE funds will cover acquisition costs.

Timing and Sufficient Resources

With Oregon's engaged, experienced, and committed landscape of partners working together on manufactured housing in the state, the main barrier continues to be adequate resources to meet the scale of need. Focusing PRICE funds on preservation activities will allow for critical park infrastructure improvements, supporting community habitability and resilience.

Many manufactured home parks can fetch a higher price on the open market making a timely and nimble response from public funders is essential to successfully competing with for-profit buyers. Limited financing options for purchasing manufactured homes, lots, and cooperative ownerships present barriers to homeownership for low- and moderate-income households. Oregon's housing stakeholders often advocate collectively at the local, state, and federal level for manufactured housing resources to use as bridge loans for manufactured home communities to preserve affordability in their parks and avoid conversion to market-rate housing development. While bridge financing from other nonprofit lenders has been essential to facilitate cooperative and nonprofit partners acquiring projects, all partners would benefit from more clarity and certainty about OHCS' ability to financially back some of these transactions.

High Land Values

The state has experienced rapid increases in land values in recent years, particularly in urban areas. These high land values make it prohibitive for low-income households to purchase land for siting manufactured homes, exacerbating housing affordability challenges.

Use of Funds - Soundness of Approach:

Vision and Goals

To most effectively administer and rapidly deploy PRICE Main grant resources ensuring long- term affordability, resilience, and housing stability, OHCS plans to leverage its successful Manufactured Home Community Preservation (MHCP)

program framework to conform to HUD PRICE requirements and continue equitable, transparent statewide opportunities to access funds.

MHCP efforts support the preservation of manufactured home parks through acquisition of existing manufactured parks to keep them affordable for the long term, investment in infrastructure upgrades, rehabilitation projects, and implementation of tenant protections. This includes initiatives to address critical infrastructure deficiencies, such as water and sewer system upgrades, road improvements, and utility service enhancements, as well as policies to prevent displacement and ensure long-term affordability for residents.

Oregon has been a national pioneer in another creative long-term preservation strategy for these communities: helping residents form a cooperative to buy and operate their park together. When a cooperative forms and acquires the park, addressing basic deferred maintenance issues is bundled into the deal. Residents of a park owned by a nonprofit or a co-op benefit from long-term predictability about the future of the park and the cost of their housing and gain a voice in how their community is managed.

Since 2006, OHCS has helped 37 manufactured home communities preserve affordability. This has stabilized housing costs and community for 2,286 households, all of which own their homes and pay space rent. stabilizing housing for 2,286 households. Of these parks, 29 utilized the Oregon Affordable Housing Tax Credit (OAHTC) to bring down the interest rate of permanent loans.

Key goals of the program include:

1. Stabilize communities and costs: Prevent displacement by enabling resident or nonprofit ownership of parks, ensuring affordable space rent, and maintaining the fabric of whole communities.
2. Safe and resilient infrastructure: Address deferred maintenance issues that pose health and safety risks. Ensure repairs support park resilience in the face of natural disasters.
3. Resident empowerment: Preservation resource programming supports resident ownership models, such as cooperative ownership and limited equity cooperatives, to empower residents to gain a voice in how their community is managed, build community wealth, and preserve affordability for future generations.

Overview of Use of Funds

OHCS' Preservation of Manufactured Home Communities (PMHC) program provides financial assistance to eligible manufactured home community owners, resident groups, and qualified nonprofit organizations to help preserve affordable housing and prevent displacement of residents. PMHC funds are typically offered as grants that pair with a permanent loan for acquisition, to cover up to 60% of the combined park acquisition price and the cost of critical infrastructure needs.

The grant enables rents to remain affordable to residents and prevents the park from being redeveloped or sold to a private market owner that may raise rents, therefore displacing residents. Parks preserved through PMHC must maintain affordability for a minimum of 60 years with a minimum of 60% of park spaces occupied by residents at or below 80% AMI.

The PRICE funding will offer much increased availability of funds to ensure that people living in manufactured parks can stay in their owned, affordable housing long term. This will enable seniors to age in place and other low-income households to have a sustainable and affordable place to live. In some small rural communities in Oregon, manufactured parks may be one of the only options for

affordable homeownership.

With PRICE Act funding, OHCS expects to preserve up to four MHCs, stabilizing housing for an estimated 267 households. The agency will make preservation grant payments, up to 60% of total acquisition and repair costs, directly to the new ownership entity. Funds will also be used for NEPA reviews done by a consultant and environmental mitigation if needed. OHCS staff will coordinate with the new ownership entity's lender to facilitate Oregon Affordable Tax Credit allocations.

Key task and timeline for implementation include:

Task

Start

Complete

Update MHCP program requirements and documents for HUD compliance

Q2 2026

Q3 2026

Solicit application and select projects

Q4 2026

Q4 2026

Execute grant agreements with selected projects & collect evidence of acquisitions

Q1 2027

Q1 2027

Ensure selected projects complete environmental reviews and mitigation

Q1 2027

Q4 2027

Selected project complete infrastructure repairs

Q2 2026

Q4 2027

Project completion and compliance monitoring

Q1 2027 (or date of park acquisition)

+60 years

Final reporting and closeout of PRICE grant

Q3 2032 (or sooner)

Q3 2032

Tenant protections

HUD expects that in communities where the tenant of a manufactured housing unit rents the unit and/or the pad, the community will maintain or adopt tenant site lease protections consist with or greater than those required by Fannie Mae or Freddie Mac. Examples of applicable requirements include:

- Notice of rent increases
- Renewable leasing structures
- Right to purchase or sell
- Right to sublease
- Advanced notice of planned sale or closure of a community

Park preservation complements a whole series of policy successes for park residents: rent increase notice requirements, rent increase restrictions, right to purchase, tax credits for owners when selling parks to nonprofits and cooperatives. Coupled with the park improvements, residents in preserved parks can feel secure in their housing because they are secure.

When a park's residents are forced out by rising rents or when a park is redeveloped the displacement of a settled community is often irreplaceable. The

security offered by cooperative or nonprofit ownership models is priceless.

Access to resources and financing

Park communities that are ready to organize as a cooperative or a nonprofit entity seeking financing to purchase a park typically work with a CDFI that offers agile bridge and permanent loan products.

Hazard Mitigation

Oregon has nine distinct climate zones, all of which are vulnerable to natural hazards, extreme weather, and natural disasters. The variety of climate in Oregon is reflected by the variety in natural disaster risk. A manufactured home on the Oregon coast could be at risk of tsunami, earthquake, landslide, flooding, and wildfire, while a manufactured home just an hour away in Southern Oregon or Willamette Valley could be at risk of wildfire, winter storms, and landslides. In Central and Eastern Oregon there is risk of wildfire, winter storms, windstorms, hail, dust storms, volcanic risk, and drought.

Infrastructure improvements made possible with preservation resources make parks more resilient through sewer/wastewater system improvements, efforts to bring parks up to fire code, and other upgrades. The following are the significant hazards considered and the corresponding mitigation activities:

- Floodplain Management: Conduct flood risk assessments and implement floodplain management measures, such as elevating manufactured homes, constructing flood barriers, and implementing stormwater management systems.
- Fire Mitigation: Implement fire-resistant construction materials and landscaping practices, create defensible space around homes, and establish emergency evacuation plans to mitigate the risk of wildfires.
- Stormwater Management: Implement stormwater management measures, such as drainage systems, retention ponds, and erosion control measures, to reduce the risk of flooding and water damage during severe storms.
- Site Assessment and Remediation: Conduct environmental site assessments to identify potential hazards, such as soil contamination or hazardous materials, and implement remediation measures to mitigate risks to residents' health and safety.
- Infrastructure Upgrades: Invest in infrastructure upgrades, such as improving water and sewer systems, upgrading electrical systems, and maintaining roads and drainage infrastructure, to ensure the reliability and resilience of essential services.

Alignment with Existing Plans & Policies

OHCS' manufactured housing programs and PRICE proposal are carefully aligned with existing community plans, the agency's Statewide Housing Plan, land use regulations, fair housing rules, and other initiatives.

- HUD Comprehensive Plan: OHCS programs complement these plans by providing resources and support for manufactured housing development and preservation, contributing to the overall housing goals of the community.
- OHCS Preservation Strategy Framework: The agency's framework articulates a clear rationale for sustained investment in preservation and forecasts the need over the next 10 years and beyond. It defines what preservation means for OHCS and establishes high-level goals, including commitment to equity and racial justice. It further clarifies how OHCS will approach prioritizing resources available for preservation and helps inform partners' planning around asset management.
- Oregon Land Use Law: OHCS proposals are consistent with local land use plans

that designate areas for manufactured housing developments and establish zoning regulations governing their development. By adhering to land use regulations and guidelines, this proposal ensures that manufactured housing projects continue to be situated in appropriate locations and adhere to land use standards, contributing to the orderly and sustainable growth of communities.

- **Fair Housing Rules:** OHCS activities adhere to fair housing law and objectives outlined in local fair housing plans, which aim to promote housing equity, eliminate discrimination, and ensure access to housing opportunities for all residents.
- **Local Planning and Priorities:** Through the development of this application package, reinforced during the public comment process, we will ensure that the application proposal represents a wholistic statewide view of the need.
- **Community and Stakeholder Engagement Plan:** OHCS enjoys a robust and engaged network of legislative champions, manufactured housing developers, manufactured home builders, nonprofits, and experienced staff with deep experience in the manufactured housing space. The PRICE application was a reflection of the work in which the agency and external partners have already engaged and possesses a shared vision for addressing the state’s most critical manufactured housing needs. There is significant statewide interest in the PRICE grant opportunity and OHCS has been engaged with partners since receiving notice of the receipt of PRICE funds. In addition to the external collaboration included in the application, the agency’s Community Engagement Section of the Public Affairs Division has crafted the following stakeholder engagement plan in collaboration with our Homeownership and Affordable Rental Housing Divisions.

Use of Fund - Method of Distribution (State grantees only):

This section is not applicable as the State of Oregon will carry out PRICE activities directly.

Grantee and Partner Capacity:

OHCS enjoys a robust and engaged network of legislative champions, manufactured housing developers, manufactured home builders, nonprofits, and experienced staff with deep experience in the manufactured housing space. The PRICE application reflected prior collaborative work and a shared vision for addressing Oregon’s most critical manufactured housing needs. There was significant statewide interest in the PRICE grant opportunity. To support stakeholder engagement, OHCS implemented the following actions prior to receiving the PRICE grant:

- Linked all application materials on the OHCS homepage and ensured easy navigation to the PRICE Main Grant webpage.
- Hosted two public hearings—one virtual and one hybrid—with Spanish and ASL interpretation. The first hearing presented full application materials and gathered initial feedback; the second summarized public input and explained integration into the application.
- Posted recordings and presentation slides from both hearings on the PRICE Main Grant webpage.
- Issued technical advisories about hearings through extensive email distribution lists.
- Disseminated a survey covering OHCS application materials.
- Offered multiple feedback channels, including mail, email, public hearings,

community meetings, and an online survey.

- Analyzed all stakeholder feedback and integrated input while ensuring compliance with PRICE rules and statewide transparency.
- Delivered application presentations at stakeholder meetings, culturally specific development partner sessions, and regular OHCS-hosted meetings.
- Published and maintained a bilingual FAQ document on the PRICE Main Grant webpage.
- Shared public hearing information with the Oregon State Legislature to broaden outreach.

After receiving the PRICE award, OHCS continued its commitment to collaboration and transparency by engaging partners in refining priorities and strategies. Key activities included:

- Collaborated with the Communications Section to share award updates through OHCS newsletters and social media channels.
- Held a series of in-depth meetings with key stakeholders who contributed to the development of the PRICE application. These meetings focused on reassessing priorities and strategies in light of the reduced funding amount.
- Issued a follow-up survey to gather stakeholder feedback on how OHCS could best align its implementation approach with their priorities and expectations.
- Held a hybrid (virtual and in-person) public meeting with a 15 day public comment period to solicit feedback about the proposed amendment to the PRICE award.

This post-award engagement ensured that OHCS maintained strong partnerships and adapted its plans to maximize impact within the available resources. Through this engagement OHCS and its partners sought to prioritize use of funds for preservation efforts for the following reasons:

- **Expiring Bridge Financing:** Two manufactured home parks in Oregon currently rely on temporary bridge financing that is set to expire. Immediate action is necessary to secure permanent affordability and prevent displacement of entire communities.
- **Community-Level Impact:** Preserving entire parks safeguards whole communities rather than providing benefits at the individual household level. This approach maintains social networks, stability, and access to shared resources that residents depend on.
- **Cost Efficiency and Administrative Simplicity:** Park preservation offers a more efficient and lower-cost method of delivering program benefits compared to managing numerous individual repair or replacement projects. It reduces administrative burden and accelerates implementation.
- **Preventing Loss of Affordable Housing Stock:** Manufactured home parks represent a critical source of naturally occurring affordable housing. Without intervention, these communities are at risk of conversion to other uses, resulting in permanent loss of affordable housing options.
- **Scalability and Long-Term Impact:** Park preservation creates long-term affordability covenants and protections that benefit multiple households for decades, whereas repair and replacement activities typically address short-term needs for individual units.
- **Alignment with Stakeholder Priorities:** Feedback from stakeholders emphasized the importance of preserving entire communities to maintain housing stability and

prevent displacement, especially in rural and underserved areas.

- Stakeholder Readiness for Immediate Deployment: Key partners and nonprofit developers are prepared to apply for and deploy funds immediately for park preservation projects, ensuring rapid impact and timely use of PRICE resources. By focusing on park preservation, OHCS ensures that PRICE funds deliver the greatest possible impact, protect vulnerable communities, and maintain Oregon's affordable housing stock for the long term.

Moving forward, OHCS will continue stakeholder engagement throughout the grant period by:

- Sharing regular updates and soliciting feedback at the Statewide Manufactured Housing Advisory Committee meeting, which has public meetings every other month.

- Sharing regular updates and soliciting feedback updates at the Statewide Housing Preservation Advisory Committee, which has public meetings held quarterly.

- Convening individual or group meetings with partners about emerging topics/issues.

- Providing updates in OHCS' monthly newsletter and on OHCS' website

- Sharing updates at Housing Stability Council public meetings as relevant.

- Co-creating a long-term strategic plan and vision for the MHD Preservation program along with key stakeholders of the program. This approach to intentional program design will enable OHCS to center residents of manufactured home parks in jeopardy of being displaced. The resulting strategy and framework will also enable the agency to strategically deploy new resources and position the agency to make informed policy decisions that will preserve and stabilize manufactured housing communities across Oregon for generations to come.

Stakeholder Engagement and Public Participation Summary:

OHCS enjoys a robust and engaged network of legislative champions, manufactured housing developers, manufactured home builders, nonprofits, and experienced staff with deep experience in the manufactured housing space. The PRICE application reflected prior collaborative work and a shared vision for addressing Oregon's most critical manufactured housing needs. There was significant statewide interest in the PRICE grant opportunity. To support stakeholder engagement, OHCS implemented the following actions prior to receiving the PRICE grant:

- Linked all application materials on the OHCS homepage and ensured easy navigation to the PRICE Main Grant webpage.

- Hosted two public hearings—one virtual and one hybrid—with Spanish and ASL interpretation. The first hearing presented full application materials and gathered initial feedback; the second summarized public input and explained integration into the application.

- Posted recordings and presentation slides from both hearings on the PRICE Main Grant webpage.

- Issued technical advisories about hearings through extensive email distribution lists.

- Disseminated a survey covering OHCS application materials.

- Offered multiple feedback channels, including mail, email, public hearings,

community meetings, and an online survey.

- Analyzed all stakeholder feedback and integrated input while ensuring compliance with PRICE rules and statewide transparency.
- Delivered application presentations at stakeholder meetings, culturally specific development partner sessions, and regular OHCS-hosted meetings.
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- Shared public hearing information with the Oregon State Legislature to broaden outreach.

After receiving the PRICE award, OHCS continued its commitment to collaboration and transparency by engaging partners in refining priorities and strategies. Key activities included:

Collaborated with the Communications Section to share award updates through OHCS newsletters and social media channels.

- Held a series of in-depth meetings with key stakeholders who contributed to the development of the PRICE application. These meetings focused on reassessing priorities and strategies in light of the reduced funding amount.

- Issued a follow-up survey to gather stakeholder feedback on how OHCS could best align its implementation approach with their priorities and expectations.

- Held a public meeting on Feb. 4 to solicit stakeholder feedback on the proposed amendment. The public comment period remained open until Feb. 19, 2026 and no feedback was received outside of the meeting.

- Presented about the PRICE grant at OHCS' bimonthly statewide Manufactured Housing Advisory Committee meeting and Preservation Advisory Committee meetings.

This post-award engagement ensured that OHCS maintained strong partnerships and adapted its plans to maximize impact within the available resources. Through this engagement OHCS and its partners sought to prioritize use of funds for preservation efforts for the following reasons:

- Expiring Bridge Financing: Two manufactured home parks in Oregon currently rely on temporary bridge financing that is set to expire. Immediate action is necessary to secure permanent affordability and prevent displacement of entire communities.

- Community-Level Impact: Preserving entire parks safeguards whole communities rather than providing benefits at the individual household level. This approach maintains social networks, stability, and access to shared resources that residents depend on.

- Cost Efficiency and Administrative Simplicity: Park preservation offers a more efficient and lower-cost method of delivering program benefits compared to managing numerous individual repair or replacement projects. It reduces administrative burden and accelerates implementation.

- Preventing Loss of Affordable Housing Stock: Manufactured home parks represent a critical source of naturally occurring affordable housing. Without intervention, these communities are at risk of conversion to other uses, resulting in permanent loss of affordable housing options.

- Scalability and Long-Term Impact: Park preservation creates long-term affordability covenants and protections that benefit multiple households for

decades, whereas repair and replacement activities typically address short-term needs for individual units.

- **Alignment with Stakeholder Priorities:** Feedback from stakeholders emphasized the importance of preserving entire communities to maintain housing stability and prevent displacement, especially in rural and underserved areas.

- **Stakeholder Readiness for Immediate Deployment:** Key partners and nonprofit developers are prepared to apply for and deploy funds immediately for park preservation projects, ensuring rapid impact and timely use of PRICE resources. By focusing on park preservation, OHCS ensures that PRICE funds deliver the greatest possible impact, protect vulnerable communities, and maintain Oregon's affordable housing stock for the long term.

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- Sharing regular updates and soliciting feedback updates at the Statewide Housing Preservation Advisory Committee, which has public meetings held quarterly.

- Convening individual or group meetings with partners about emerging topics/issues.

- Providing updates in OHCS' monthly newsletter and on OHCS' website.

- Sharing updates at Housing Stability Council public meetings as relevant.

- Co-creating a long-term strategic plan and vision for the MDP Preservation program along with key stakeholders of the program. This approach to intentional program design will enable OHCS to center residents of MDPs in jeopardy of being displaced. The resulting strategy and framework will also enable the agency to strategically deploy new resources and position the agency to make informed policy decisions that will preserve and stabilize manufactured housing communities across Oregon for generations to come.

Long-Term Effect:

Proposed activities will preserve and expand opportunities for low- and moderate-income (LMI) households by maintaining affordability and promoting stable homeownership through cooperative ownership models and affordability agreements.

- **Long-term affordability:** All preserved manufactured home parks under the MHCP program require a minimum 60-year affordability period, with at least 60% of spaces occupied by households at or below 80% AMI. OAHTC-supported communities maintain affordability for approximately 20 years.

- **Stable homeownership:** Cooperative ownership and nonprofit partnerships empower residents to purchase and manage their communities, building wealth and preventing displacement. This ownership structure helps residents remain in control of their housing costs.

- **Community resilience:** Data from the Oregon Environmental Council indicates that manufactured home parks are often located in areas with higher levels of environmental pollution, posing risks to resident health. Through infrastructure upgrades, hazard mitigation, and pollution controls, we create safer, more

sustainable communities that recover quickly from hazards and protect resident health.

- Equity and LMI benefit: Activities prioritize underserved communities, leveraging state, local, and PRICE resources to address systemic disparities and promote housing justice. Designed to ensure the long-term affordability of housing without federal subsidy, the proposed combination of targeted interventions, affordability enforcement mechanisms, and cooperative ownership models, the agency and its partners will continue creating an enduring impact on housing stability, affordability, and community resilience for low- and moderate-income households in Oregon.

By addressing critical maintenance needs and preserving manufactured communities through the pairing of state and local funds, the Oregon Affordable Housing Tax Credit leverage, and critical PRICE resources, these activities are poised to continue generating lasting benefit to Oregon families well beyond the grant's period of performance.

Substantial Amendment (if applicable):

In OHCS’ initial PRICE application, we proposed using the resources to increase activities within two existing programs:

1. Manufactured Home Repair and Replacement Program (MHRRP)
2. Manufactured Home Community Preservation (MHCP)

In this substantial amendment, OHCS is proposing focusing solely on Manufactured Home Community Preservation to align with stakeholder goals (see Stakeholder Engagement and Public Participation Summary), address emergent state needs, and focus resources on impacting whole communities rather than individual level benefits. The narrative in this submitted version of the action plan reflects the focus on Manufactured Home Community Preservation and eliminates descriptions of activities related to Manufactured Home Repair and Replacement.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
100	Manufactured Home Community	1	Administration & Indirect Costs	
		2	Acquisition of Manufactured Home Community #1	
		3	Acquisition Project #2	
9999	Restricted Balance	<i>No activities in this project</i>		



Activities

Project # / 100 / Manufactured Home Community Acquisition

Grantee Activity Number: 1

Activity Title: Administration & Indirect Costs

Activity Type:

Administration

Project Number:

100

Projected Start Date:

11/01/2025

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Ancillary Activities

None

Projected Accomplishments

of Organizations benefitting

Total

3

Proposed budgets for organizations carrying out Activity:

Responsible Organization

OREGON HOUSING & COMMUNITY SERVICES

Organization Type

State Agency

Proposed Budget

\$ 146,955.56

Location Description:



Activity Description:

This activity covers staff time and indirect cost necessary to implementing grant activities.

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 2

Activity Title: Acquisition of Manufactured Home Community #1

Activity Type:

PRICE - Acquisition of property

Project Number:

100

Projected Start Date:

06/01/2026

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Activity Status:

Planned

Project Title:

Manufactured Home Community

Projected End Date:

12/31/2026

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 7,472,530.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 7,472,530.00**Benefit Report Type:**

NA

Ancillary Activities

None

Projected Beneficiaries

of Manufactured Housing Units

Total	Low	Mod	Low/Mod%
110	50	60	100.00

Projected Accomplishments

of Persons with New Access to Facility/Infrastructure Improvement

of Persons with access to Public Facility/Infrastructure that is no longer

of Persons with Improved Access to Facility/Infrastructure Improvement

of Properties

Total

220

220

110

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

OREGON HOUSING & COMMUNITY SERVICES

Organization Type

State Agency

Proposed Budget

\$ 7,472,530.00



Location Description:

Activity Description:

Acquisition and preservation of one large manufactured home community.

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 3

Activity Title: Acquisition Project #2

Activity Type:

PRICE - Acquisition of property

Project Number:

100

Projected Start Date:

06/01/2026

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Activity Status:

Planned

Project Title:

Manufactured Home Community

Projected End Date:

02/28/2027

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 6,130,514.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 6,130,514.00**Benefit Report Type:**

NA

Ancillary Activities

None

Projected Beneficiaries

of Manufactured Housing Units

Total	Low	Mod	Low/Mod%
103	50	53	100.00

Projected Accomplishments

of Persons with New Access to Facility/Infrastructure Improvement

of Persons with access to Public Facility/Infrastructure that is no longer

of Persons with Improved Access to Facility/Infrastructure Improvement

of Properties

Total

210

210

103

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

OREGON HOUSING & COMMUNITY SERVICES

Organization Type

State Agency

Proposed Budget

\$ 6,130,514.00



Location Description:

Activity Description:

Acquisition of a second large manufactured home park, specifically for seniors.

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Action Plan History

No History Found

