

# Bella Vista Estates

## Boardman

In January of 2014 the residents of Bella Vista Estates Cooperative in Boardman purchased their 127-space manufactured housing community securing long-term stability and affordable living for the residents. Formerly known as Desert Springs Estates, Bella Vista Estates is one of seven resident-owned manufactured housing communities in Oregon assisted by CASA of Oregon.

Purchase of manufactured housing communities by resident-owned cooperatives preserves their affordability and provides residents greater control of their future. Once purchased by members of a non-profit cooperative the community will remain as an affordable manufactured housing community. Resident ownership encourages wealth-building for cooperative members through appreciation in their home values and provides incentives for the coop owners to invest in improvements to the community infrastructure.



*A stable and affordable community providing opportunity.*

Under the guidance of Community and Shelter Assistance Corporation, or CASA of Oregon, Bella Vista's residents formed a cooperative, secured financing and completed the purchase in January of 2014. CASA of Oregon advised the residents and helped secure the \$3.15 million in financing needed to buy Bella Vista Estates.

One of the largest resident-owned communities converted to date in Oregon, the preservation of Bella Vista

Estates ensures that residents, many of whom are agricultural workers in the area, are able to enjoy economic security and stability. "We are excited to accomplish this goal for the benefit of the hardworking families in our manufactured housing community. They can rest assured that affordable housing will always be available near their places of work", said Clarissa Jimenez, Board Secretary of Bella Vista Estates Cooperative.



*The residents are the proud new owners of Bella Vista Estates.*

In recent years strong demand for low-cost housing has increased interest in acquisitions of manufactured housing parks. Large companies in the sector have been purchasing portfolios of parks which has reduced competition. At the same time, a growing need for affordable housing has increased demand for space in parks resulting in higher rents which increases investor interest even more.

According to data provided by CASA of Oregon, there are approximately 1,100 manufactured housing parks with 62,700 spaces statewide. This represents a significant portion of the affordable housing stock available to low- and fixed-income Oregonians.

Preserving manufactured housing communities through sales to mission-based non-profit owners or conversion to resident ownership are effective strategies for preserving affordable manufactured housing in Oregon.

Between 2009 and 2014, ten manufactured housing communities in Oregon were preserved with funding provided by Oregon Housing and Community Services Department using proceeds from the sale of Oregon lottery backed bonds and the Oregon Affordable Housing Tax Credit. Seven of the ten are now resident-owned communities, including Bella Vista Estates Cooperative in Boardman.

### **Preserved Manufactured Housing Communities Totals 2008-2014**

Properties	10
Total Units	555
State Funds Invested	\$4,500,000
Other Capital Sources	\$22,397,964
Construction Contracts	\$1,912,062
Jobs Created	203
Total Project Costs	\$23,597,964

# Harwood Mobile Manor

## Junction City

St. Vincent dePaul of Lane County, a community-based non-profit organization that owns and operates affordable rental properties in several Oregon communities, has acquired and preserved four Lane County manufactured housing communities making extensive improvements and providing stability for the residents.

Harwood Mobile Manor, located in Junction City, was in receivership and in desperate need of physical improvements when St. Vincent de Paul acquired it in 2011. The acquisition was made possible using a conventional bank loan and Housing Preservation Funds from Oregon Housing and Community Services. The dedicated Housing Preservation Funds were raised through the sale of Lottery Backed Bonds approved by the Oregon Legislature in 2009.

“Harwood was typical of many rural parks,” said Terry McDonald, Executive Director, St. Vincent de Paul. “There were a number of units that needed to be removed and replaced with new models or renovated.”

Tom has lived in the park for over 14 years, off and on. The trailer he was living in was condemned when it was found to have dead mice, dead rats, and a possum (not playing dead) in the walls. He now lives in a mobile home renovated by St. Vincent de Paul. “They spent \$9,000 to fix it up,” he said. “It’s really

**“People are taking better care of their yards and watching their kids better. If something’s wrong, management is right on it.”**

– Tom, Harwood Mobile Manor resident

**“There is nothing dignified about living in mobile homes that are in disrepair. We’re proud of the mobile home parks we’ve acquired and look forward to additional opportunities.”**

– Terry McDonald, Executive Director,  
St. Vincent de Paul

nice. I like being out in the country but close enough to town to get what I need.” Tom used to drive an armored truck, but now is on disability due to complications from diabetes and the aftermath of a kidney/pancreas transplant. He’s noticed good changes since St. Vinnie’s took over management. “People are taking better care of their yards and watching their kids better. If something’s wrong, management is right on it.”

Denise also enjoys the quiet, country living. Her 3-bedroom mobile home was acquired from the Oregon Department of Transportation and needed minimal repairs. It’s her first time renting housing on her own.

Prior to moving to Harwood, Denise and her two children had been living with her parents. She appreciates the



Tom, pictured with his therapy dog, Cheyenne, benefitted from the change in ownership.



Denise, pictured with daughter Emily, 5.

affordable rent and the friends her children have made since moving to Harwood. Denise works 40 hours per week as a caregiver in a foster home for developmentally disabled adults and is going to school for her GED. After that, she’ll continue at Lane Community College and study to become an X-ray technician, and save money for a down-payment on a house.

“Preservation of mobile home parks is a good strategy for us,” said McDonald. “We acquire them, fix them up, and have affordable rentals or home ownership opportunities for people who otherwise would have few options. Our mission statement references ‘the dignity of all’. There is nothing dignified about living in mobile homes that are in disrepair. We’re proud of the mobile home parks we’ve acquired and look forward to additional opportunities.”