



WASHINGTON COUNTY'S
Manufactured Housing Communities
Facts, Risks, and Resources

Final Report April 2022



ACKNOWLEDGMENTS

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Photo Credits

The Project Team wishes to thank Laura Russell and Nicole Bowmer for the use of photos published in their book Bless This House, © 2009. The book tracks the closure of three adjoining mobile home parks in Beaverton, Nut Tree Estates, Beaverton Mobilodge, and Young's Mobile Estates, and the responses of residents to losing their homes and communities.

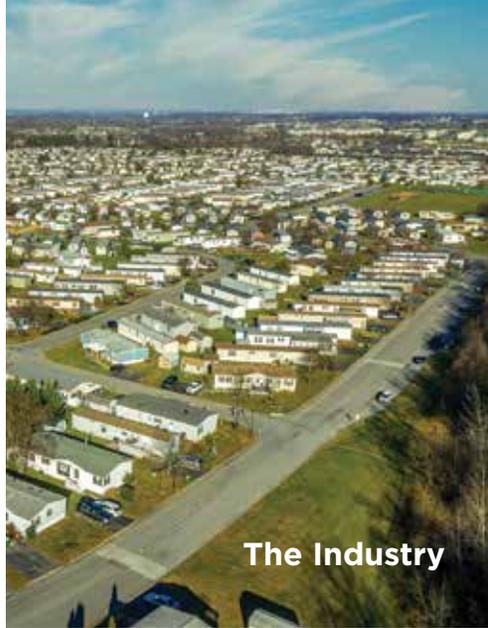
Thanks also to CASA of Oregon and Network for Oregon Affordable Housing for providing photos of preserved manufactured housing communities in the state.

Shout Out

The Project Team gratefully acknowledges the assistance and feedback provided multiple county departments, including Assessment and Taxation, Department of Housing Services, Health and Human Services (DAVS), and the Office of Equity, Inclusion and Community Engagement, as well as the following organizations: CASA of Oregon, City of King City, Community Housing Fund, Network for Oregon Affordable Housing, Oregon Housing and Community Services, Washington County Planning Directors' Group, and the Washington County Policy Advisory Board for the Community Development Block Grant and HOME Programs.

Cover Photos

Second row left: © Laura Russell, 2009; second row center: Horizon Homeowners Cooperative, McMinnville OR © CASA of Oregon; second row right: © Network for Oregon Affordable Housing; third row center: © Network for Oregon Affordable Housing; third row right: © Laura Russell, 2009



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“ Their continued presence depends on a delicate balance between the interests of landowners and homeowners. ”



INTRODUCTION



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Why Look at Washington County's Manufactured Housing Communities?

The 4,000 to 4,500 “mobile homes” (officially called manufactured homes or manufactured housing) in the 42 manufactured housing communities (MHCs) located throughout Washington County are one of the area’s largest sources of unsubsidized affordable housing. Most MHC residents are homeowners. The continued presence of MHCs depends on a delicate balance between the interests of landowners and homeowners. This arrangement—owner occupied homes located on rented spaces on land owned by a landlord—is called **divided asset ownership**. It usually results in lower housing costs for homeowners, along with the potential risk of displacement. For investors, it provides a reliable income stream with lower upfront costs and less operating risk than apartments.

Manufactured homeowners are primarily older adults and families with modest incomes. Displacement can be catastrophic for them. It results in the loss of a home they owned (their primary asset), their community, and an affordable place to live. It uproots families from supportive ties and schools. For older adults, loss of home and all that is familiar sometimes precipitates a move into assisted living or a subsidized skilled nursing facility. The trauma to older adults of an involuntary move has been associated with negative health impacts and the possibility of a shortened life span. Importantly to policymakers, the loss of this housing also increases the demand for subsidized housing.

The vulnerability of this housing sector is not an abstract concern; for Washington County, it is real if not imminent. Washington County led the state in MHC closures during the real estate boom of 2001 - 2007. Countywide, fifteen MHCs closed for redevelopment, displacing approximately 1,100 households¹. In most cases, the closures were a form of suburban gentrification.

¹Tremoulet, A. (2010). Policy Responses to the *Closure of Manufactured Home Parks in Oregon*. *Dissertations and Theses*. Paper 304. <https://doi.org/10.15760/etd.304>

While laws adopted in 2007 by the Oregon Legislature and changes in the housing market have forestalled additional closures in the County since and just about eliminated them statewide, a few closures for redevelopment are occurring in the Portland Metro area. Recent trends and industry changes suggest that more displacement may be on the horizon, but not necessarily immediate, in Washington County.

Washington County's 2020-24 Consolidated Plan calls for the County to "conduct an analysis of the risk of displacement of manufactured housing in Washington County." This report fulfills that charge by responding to the following three questions:

- **Section 1: What roles do MHCs play in the County's array of housing options?** This section provides baseline data about the County's manufactured housing communities and the people who live there.
- **Section 2: What displacement risks do the County's 4,000 to 4,500 households in MHCs face?** This section analyzes two sources of displacement risk: the risk of entire MHCs closing (most likely for redevelopment purposes), and the risk of rapidly rising space rents or other aggressive management practices causing some of the more vulnerable homeowners within existing MHCs to be displaced.
- **Section 3: What resources currently exist to assist MHC homeowners?** This section provides information about state laws governing the sale and closure of MHCs, resources to assist with preserving entire MHCs as permanently affordable owner-occupied housing, assistance to help displaced MHC homeowners, and help with housing rehabilitation, energy efficiency improvements, and home replacement.

This Report provides a factual basis for responding proactively to the risk of MHC closure and the displacement of vulnerable residents. Actions should be developed in consultation with MHC residents and relevant organizations.

In an era of shrinking household sizes and rising housing costs, Washington County's existing factory-built housing fills an important niche in the housing continuum. In the future, factory-built housing in preserved MHCs, on small parcels as fee-simple housing, or as homes in cottage clusters could play a growing role in meeting the demand for affordable homeownership options countywide.

Traditional Housing Continuum with Manufactured Housing





© Laura Russell, 2009

Defining Manufactured Housing Communities

The formal name of Manufactured Housing Communities (MHCs) is **Manufactured Dwelling Parks**. ORS 446.003 specifies the types of allowed dwellings: manufactured dwellings, prefab structures and recreational vehicles.

Types of Dwellings Allowed in Manufactured Dwelling Parks

Manufactured Dwellings
any age

Residential Trailers
built before 1962

Mobile Homes
1962 - June 1976

Manufactured Homes
built after June 1976

Prefab Structures
allowed as of June 2021

Recreational Vehicles (RVs)
with or without motive power

Divided Asset Ownership

- Landlord owns land and shared facilities like clubhouse and play area.
- Homeowner owns home and rents a space (sometimes called a pad) for home.

Information About Data Used in This Report

This research, undertaken during the pandemic of 2020-21, has been limited to data sources available online. Consultations principally involved industry experts, advocates for MHC homeowners, and County departments. This report is intended to introduce this housing sector to County and city policy makers and staff, but it is not intended to be the final word on the topic. Residents and owners of MHCs have ideas, concerns, and knowledge to contribute, and they have the largest stake in the future of this housing option. Engagement with them must be an integral part of this work going forward.

This report utilized data products maintained by the U.S. Census Bureau and information available locally. For information about MHCs and the homes in them, this report triangulated among multiple sources, including the County Assessor database, a database of MHCs maintained by Oregon Housing and Community Services, a database of manufactured housing maintained by Oregon Building Codes Division, and online databases such as cwres.com and mobilehome.net.

Among the sources was a variation of approximately 5% (+ or - 2.5%), and thus the results are estimates. Because this report focuses on manufactured homes vulnerable to displacement, owner-occupied manufactured homes on fee-simple land, such as those in manufactured housing subdivisions, are not included.



SECTION 1: DATA FINDINGS

What roles do MHCs play in the County's array of housing options?

Manufactured housing communities (MHCs) represent a segment of Washington County's housing market that has not garnered attention in recent years. This report addresses that "blind spot" by assembling an extensive profile of the MHCs, their residents, and their role in the array of local housing options. The data serves as a starting point for considering what actions the County might take regarding this potentially vulnerable housing segment and the people who live there. It also provides information relevant to cities.

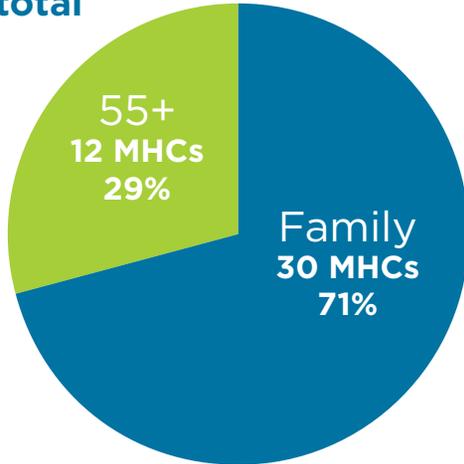
The Homes and Communities

1.1: Washington County has 42 manufactured housing communities (MHCs) with 4,000 to 4,500 spaces for homes.

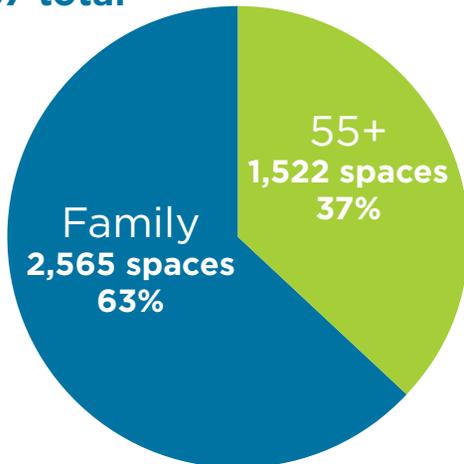
- Almost two-thirds of the spaces are in "family" communities that accept households with children as well as adult-only households. The County has 30 family MHCs with approximately 2565 spaces.
- More than a third of the spaces are in "55+" communities. The county has twelve 55+ MHCs with approximately 1522 spaces.
- Half the spaces countywide are in larger MHCs with more than 150 spaces. The County's largest MHC has approximately 425 spaces and is one of the largest in the state.

MHCs: Family and 55+

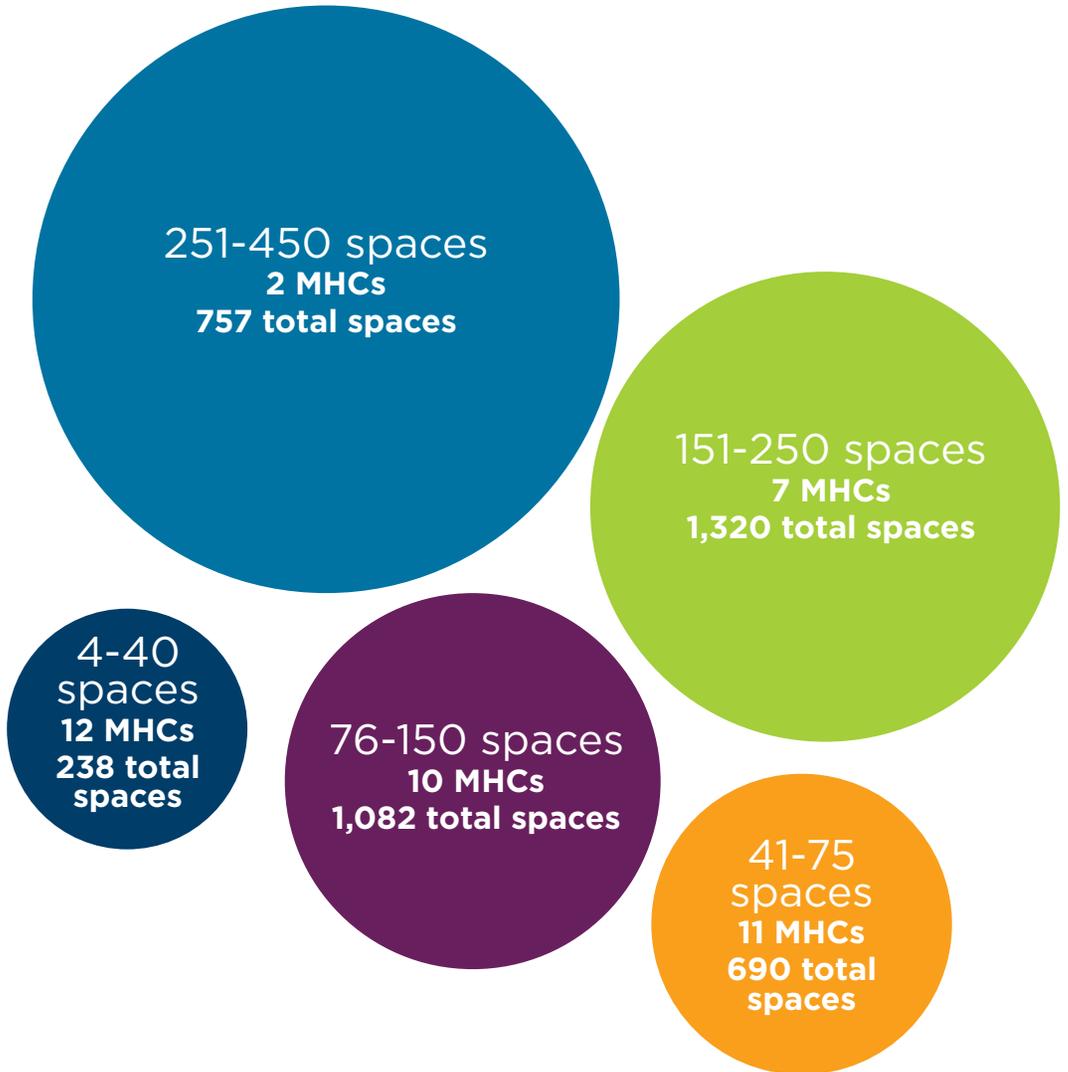
MHCs by Type
42 total



MHC Spaces by Type
of Community
4,087 total



Size of MHCs Countywide

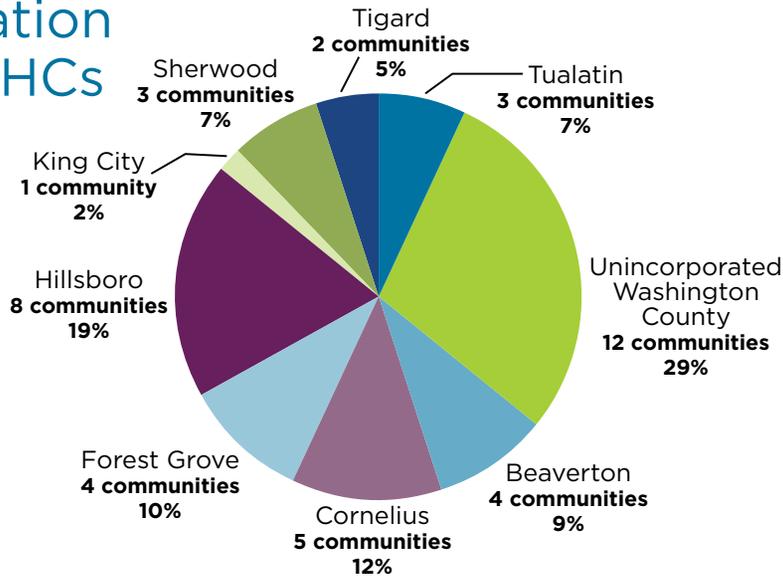


1.2: Nearly half (45%) the manufactured homes in MHCs countywide are in unincorporated Washington County and just over half are in cities.

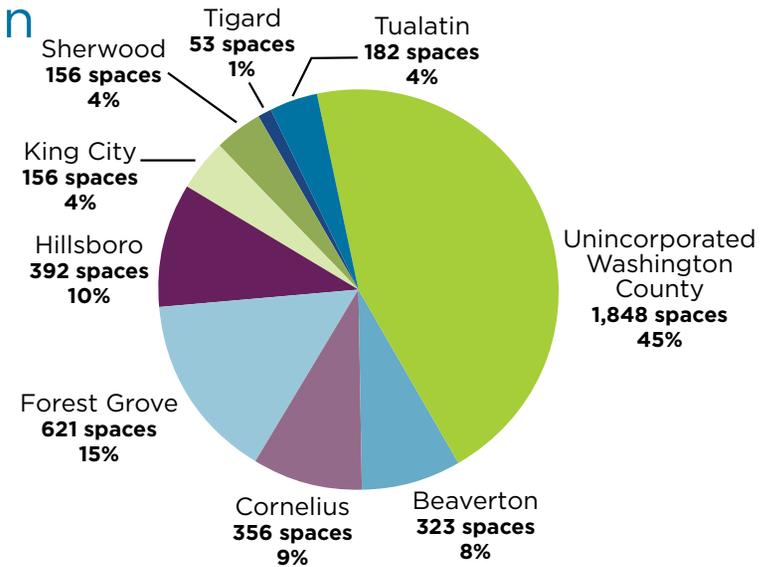
- Washington County has approximately 1,850 manufactured homes in MHCs in unincorporated Washington County, which represents 2% of the housing stock in this area.
 - Nine MHCs (approximately 1,697 spaces) are in the urban unincorporated area.
 - Three MHCs (approximately 151 spaces) are in the rural unincorporated area
- The cities with the largest number of MHCs are Hillsboro (8 MHCs with 392 spaces), Cornelius (5 MHCs with 356 spaces), Forest Grove (4 MHCs with 621 spaces), and Beaverton (4 MHCs with 323 spaces).
- Because such a large proportion of the spaces in MHCs are in unincorporated Washington County, the County is positioned to be a leader in responding to risks of displacement.



Location of MHCs



Location of MHC Spaces



Unincorporated County's 12 MHCs

Name	Address	Acreage	Total Assessed Value	Zoning	Spaces	Type	Flood Plain	In UGB
Country Haven Mobile Park	23585 NW Jacobsen Rd	14.6	\$6,947,860	FD-20	67	55+	N/A	Yes
Creekside of Hillsboro	21000 NW Quatama Rd	41.9	\$24,236,900	TO: R18-24	212	Family	slightly	Yes
Crown Mobile Trailer Court	27300 SW Pacific Hwy	3.6	\$2,137,790	AF-5	14	Family	N/A	No
El Dorado Mobile Villa	17055 SW Eldorado Dr	41.9	\$21,714,960	R-5	181	55+	moderately	Yes
Heritage Village	123 SW Heritage Pkwy	80.8	\$47,197,910	INST, R-5, R-6	426	Family	slightly	Yes
King Village	12450 SW Fischer Rd	19.0	\$15,396,230	R-15	132	Family	moderately	Yes
Pine Ridge Park	6900 SW 195th Ave	24.7	\$15,493,160	R-9	162	Family	N/A	Yes
Royal Villas	11200 SW Royal Villa Dr	41.7	\$28,050,040	R-9 / R-5	243	55+	partially	Yes
Seminole Mobile Estates	100 SW 195th Ave	42.2	\$18,501,020	TO: R18-24	200	55+	moderately	Yes
Springwood Mobile Home Park	17655 NW Shadyfir Loop	14.7	\$8,536,290	R-6	74	55+	partially	Yes
Valley View Mobile Court	34265 SW TV Hwy	25.7	\$6,850,650	AF-5	63	Family	partially	No
Westview Mobile Estates	4885 SW Westview Dr	19.0	\$5,823,360	AF-5	74	Family	N/A	No
Total		369.8	\$200,886,170		1,848			

Urban Unincorporated: Inside UGB
 Rural Unincorporated: Outside UGB



1.3: MHCs provide a significant portion of Washington County’s lower-cost housing and are likely one of the County’s largest sources of unsubsidized affordable housing.

- MHCs are significantly less costly than conventional site-built homes or apartments.
 - A new manufactured home has a purchase price per square foot that is approximately half that of a site-built home, excluding land costs.
 - Space rent and utilities for an MHC are estimated to be approximately 50% to 66% that of a market-rate apartment with the same number of bedrooms and baths. Unlike apartment dwellers, most MHC residents are homeowners.
- The relative affordability of living in a MHC comes with trade-offs when compared to living in apartments or traditional single-family homes
 - Residents of MHCs are not assured of ongoing affordability of space rent or security of tenure; traditional homeowners and residents of regulated subsidized housing do not share similar concerns.
 - The estimated useful life of a new subsidized apartment is 60 years; the estimated useful life of a new manufactured home is not known.
 - While newer manufactured homes meet energy efficiency standards, older manufactured homes are likely to lack efficiency features and have higher utility costs.
 - Most owner-occupied dwellings appreciate and become a source of homeowner wealth, while most manufactured homes in investor owned MHCs do not.
 - From a policy perspective, MHCs consume more land per household than most apartments or condominiums but less than most traditional detached single dwelling neighborhoods.

- While the County’s 4,000 manufactured homes in MHCs are not comparable to subsidized apartments, it is noteworthy that the current cost of creating 4,000 new subsidized apartments would be approximately \$1.5 billion.
 - The cost of building a new subsidized housing unit in a multiunit development, excluding land, currently ranges from approximately \$336,000 to \$381,000.²
 - New subsidized apartments may have a longer useful life; a new manufactured home would provide an opportunity for homeownership.
 - Subsidized apartments are used for comparison purposes because they would likely be the kind of housing that MHC residents would be able to afford if displaced.
- Currently, there are approximately twice as many regulated affordable apartment units as manufactured homes in MHCs countywide³.

²Source: Washington County Department of Housing Services, January 2021

³As of November 2021, Metro reports that there are 8,001 regulated affordable housing units in Washington County.

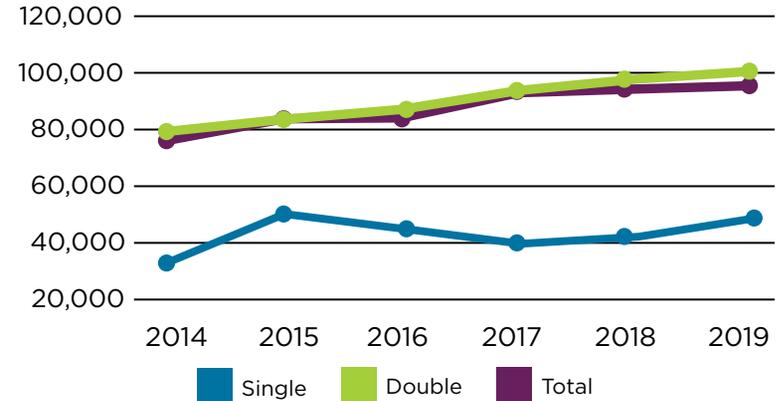
MH Half as Expensive to Purchase

Source: US Census, Manufactured Housing Survey, 2020.

Purchase Price per sq. ft., excluding land



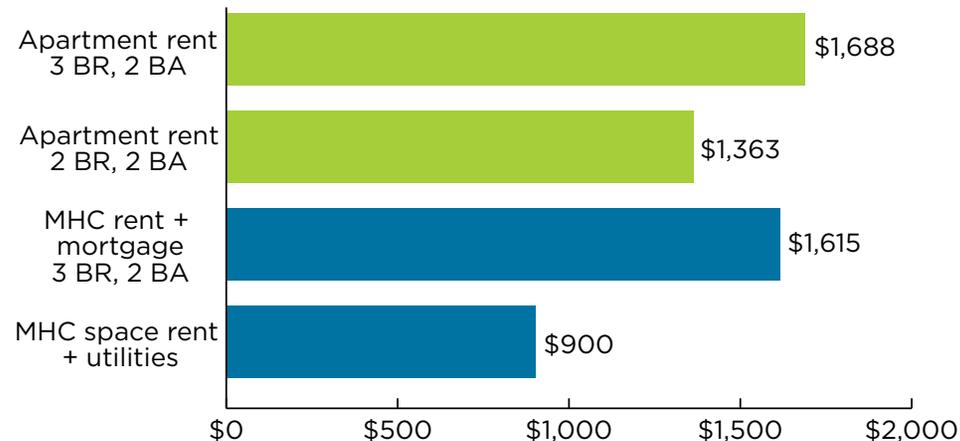
Average Sale Price of New Manufactured Homes in Oregon by Size



Form of “Unsubsidized” Low-Cost Housing Affordable at 50% - 90% MFI in 2019

Comparison of Monthly Housing Costs, Clackamas County, 2019

Source: Commonworks Consulting MHC Rent Survey April 2019, Multifamily NE Fall 2018



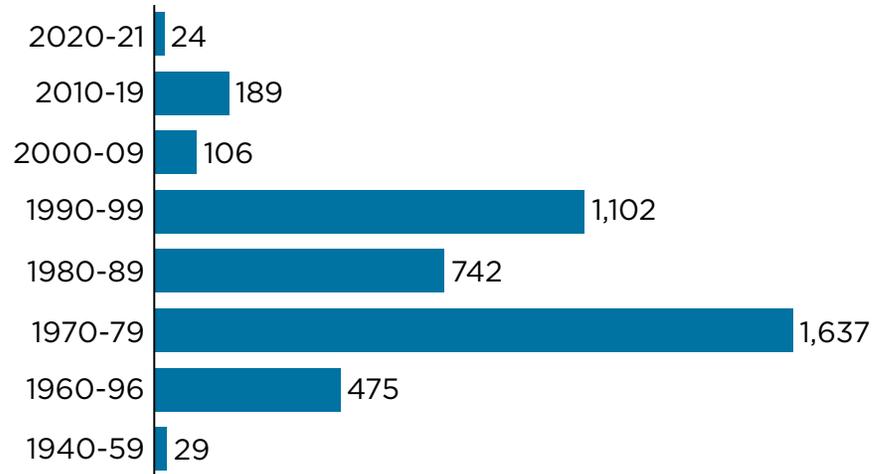
1.4: The “average” manufactured home in a MHC in the County is a 38-year-old doublewide.

- 60% of the manufactured homes were built after 1976 and thus were constructed in conformance with the modern HUD building code.
- 61% are doublewides, 39% are singlewides, and less than 1% are triple wides or larger.
- Replacing aging manufactured homes with new ones is estimated to cost about half the price of building new subsidized apartments. But, unless an affordability and non-closure agreement could be reached with the MHC owner, there would be no guarantee of continuing availability or affordability of a space to rent for the homeowner.
 - Replacing an aging manufactured home with a new highly energy efficient manufactured home would cost an estimated \$170,000 to \$185,000. (Component costs are \$150,000 to \$160,000 for the new doublewide, \$10,000 to \$15,000 for decommissioning the old home, and a \$10,000 contingency for costs like potential site improvements)⁴

⁴Oregon Housing and Community Services estimates, November 2021. Due to an increased demand for new manufactured homes after the 2020 forest fires and a supply shortage related to the pandemic, prices have been volatile in 2021.

Age of Homes in MHCs

Year Manufactured Homes in MHCs were Built Countywide
updated 7/1/21

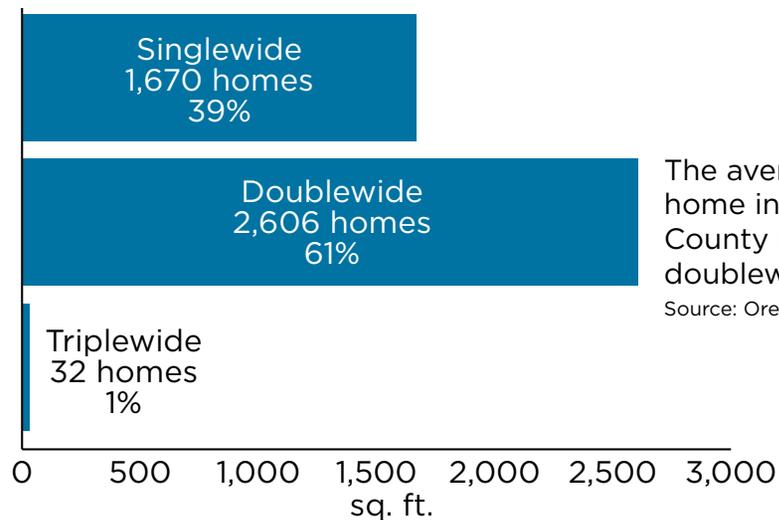


Median age 41 (1980) Average age 38 (1983)

Source: Oregon Building Codes Division, 2021

Size of Homes in MHCs

Size of Manufactured Homes in MHCs were Built Countywide
updated 7/1/21



The average manufactured home in an MHC in Washington County is a 38-year-old doublewide.

Source: Oregon Building Codes Division, 2021

The Homeowners

1.5: MHCs primarily serve two population groups: older adults and younger family households, both of whom are seeking independence and lower-cost single family home ownership. Within the region, manufactured housing residents are more likely to identify as White for race and Latinx for ethnicity than households overall. They are more likely to be disabled.

- Within the seven-county Metropolitan Statistical Area (MSA), a disproportionate share of households living in manufactured housing are one-person households or households with four or more residents. They are more likely to have children. These characteristics reflect the two population groups served by manufactured housing and MHCs.
- Households living in manufactured housing in the MSA are more likely to have lower incomes, be eligible for food stamps, and have a lower educational level than households overall.
- They are more likely to be veterans.

Selected Household Characteristics, Portland MSA

Clackamas, Clark, Columbia, Skamania, Washington and Yamhill Counties

Source: American Housing Survey, 2019

Household Attributes	All Occupied Units	Manufactured/Mobile Homes
Income Indicators		
Average Income	\$93,130	\$51,490
Median Income	\$75,300	\$44,000
Food Stamp Eligible*	66%	81%
Age of Householder		
Under 45	38%	29%
45-64	38%	41%
65-74	15%	16%
75 and over	9%	13%
Average Age	51	55
Household Disability Status		
With Disabled Person	20%	33%
Physical Disabilities	11%	20%
Mental Disabilities	8%	18%
Go-Outside Home Disabilities	7%	14%
Household Size		
1 person	26%	35%
2 persons	36%	24%
3 persons	16%	15%
4 or more persons	22%	26%
Households with Children		
Percent with Children	28%	30%
Race		
White	87%	99%
Ethnicity		
Latino or Hispanic	9%	25%
Education		
High School Grad or Higher	93%	79%
Veteran Status		
One or more veterans	15%	18%
Year Moved into Unit		
Median	2013	2010
Average	2009	2008

Households living in manufactured housing are more likely to ...

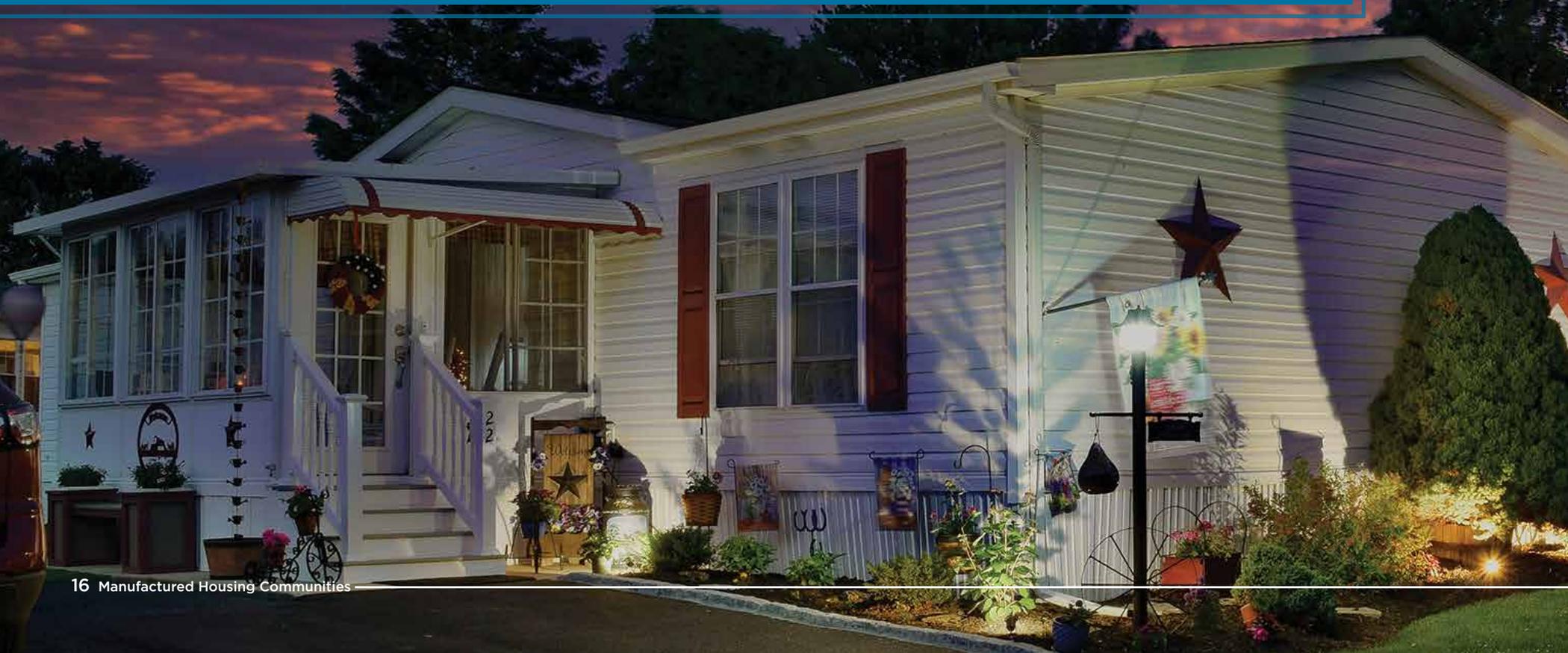
- Have a lower income
- Be older
- Have disabilities
- Be smaller
- Include children
- Identify as White
- Identify as Latinx
- Have fewer years of formal education
- Include Veterans
- Have lived in their home longer

* Households with gross income at or below 130% poverty level and net income at or below 100% poverty level. Elderly or disabled households only need meet net income test.

1.6: Manufactured homes have an inherent value to the people who own them. A family or individual with a modest income can own a home while keeping monthly expenses affordable. It is their housing of choice; many prefer it to other options available to them.

- MHC homeowners prefer not to live in apartments.
- MHC homeowners can personalize their home, plant gardens, have pets, take care of their home, have privacy as well as community when they want it. They have pride of ownership.
- Older adults with modest incomes and retirement savings choose living in a MHC when they are seeking to downsize and live affordably as they age. They choose a MHC because they want to own their home and live in a community setting.
- Latinx families interviewed said that they liked community living and they felt safe letting their kids play outdoors. They wanted the independence and privacy of owning their home.
- Both older adults and Latinx families appreciate the sense of security and safety that comes from a community setting where neighbors know each other and socialize.
- Residents see themselves as being self-sufficient and are proud of it.

Source: Tremoulet, Andrée, "Policy Responses to the Closure of Manufactured Home Parks in Oregon" (2010). Dissertations and Theses. Paper 304.



The Investors and the Industry

1.7: The industry has a range of MHC owner types. It has changed over time.

- Historically, MHCs were created by small “mom and pop” owners who owned and operated one or two MHCs in the area where they lived as a way of providing modest housing while earning a profit. Some knew their residents.
- Starting in the mid-1980s, when tax reforms curtailed using real estate as a tax shelter, some larger regional real estate investors moved from apartment investing into the MHC market to benefit from its steady cash flow. These corporate owners may specialize in MHCs and plan to hold them for the long term, as long as they provide sufficient cash flow.
- Now, large private equity capital and institutional investors are moving into the MHC market as a mid-term investment to capitalize on the gap between apartment rents and MHC rents. It’s not clear what they will do with the properties in the long term.
- Also, programs like Mobile Home University now train smaller scale investors on how to make money through MHCs.

Types of MHC Owners

Mom and Pop	Regional & National Professional Owners	Diversified Private Equity Investors	Preserved Communities
<ul style="list-style-type: none"> Family-owned, closer relationship with residents Now second generation, formation of LLCs 	<ul style="list-style-type: none"> Specialize in MHCs Own multiple MHCs, often in multiple states Professional management 	<ul style="list-style-type: none"> Interest surged in last 5 years REITs, Private Equity firms Mid-term investment for them. Then what? 	<ul style="list-style-type: none"> Owned by resident co-op, nonprofit or housing authority OHCS & NOAH support acquisition Since 2008, 28 MHCs (15 coops, 8 NP). 1,683 spaces None in WaCo

Private Equity Capital & Institutional Investors Have Entered MHC Market



Private equity capital & institutional investors turned to MHCs as **costs increased in other sectors.**

Limited mobility of residents makes this **stable source of revenue**, even during economic downturns.



Typical goal of this kind of investors is to **increase revenue then spin off** by selling or taking public after 4 - 6 years.

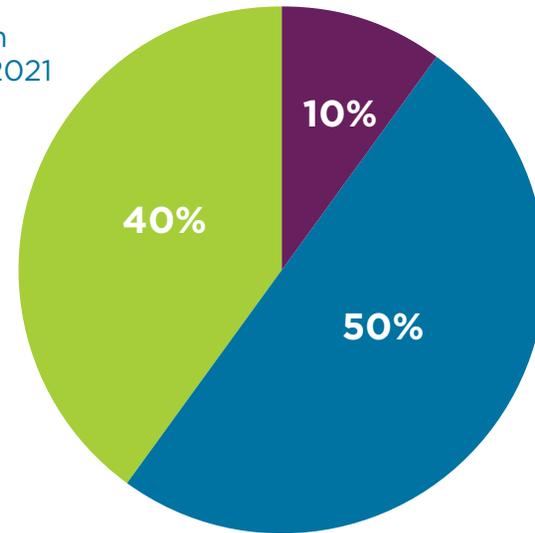
1.8: While Washington County does have a variety of MHC owners, ownership is relatively concentrated among a handful of investors. The investment goals and choices of the five largest owners have an outsized impact on this housing segment.

- Washington County’s MHCs are owned by more than two dozen entities that include both mom-and-pop owners and regional industry investors.
- Unlike Clackamas and Multnomah County, Washington County has no “preserved” MHCs owned by nonprofits or nonprofit resident cooperatives, of which there are 30 statewide.⁵
- Five owners own 36% of the County’s MHCs and 40% of the spaces.
- Two of the five are major regional industry investors, Cal Am and West Coast Mobile Home Parks. Each individually own more than 50 MHCs nationally.
- Concentrated ownership is especially prevalent in unincorporated Washington County, where nearly three out of four spaces (72%) are owned by one of these five owners.

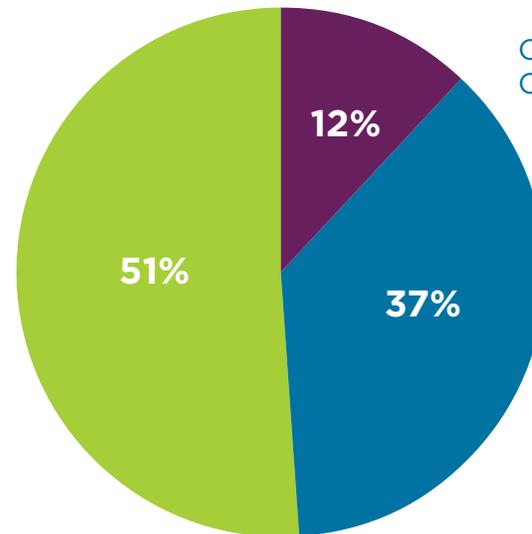
⁵ Network for Oregon Affordable Housing and CASA of Oregon, 2021.

MHC Ownership Patterns

Ownership of MHCs in Washington County, 2021



Ownership of Washington County MHC Spaces, 2021



Key Take-aways

- **About 4,000 to 4,500 manufactured homes in 42 MHCs countywide.**
- **Big communities and concentrated ownership.**
 - Big communities: About half the spaces are in large MHCs of more than 150 homes. Big impacts if one closes.
 - Concentrated ownership: Just 5 owners collectively own 40% of the spaces and 36% of the communities countywide. Their investment goals and intentions for their properties have a big impact. We don't know much about them.
- **Important part of lower-cost housing inventory; expensive to replace with subsidized apartments.** 4000 homes x \$375,000 per unit for subsidized apartments = \$1.5 Billion
- **Housing of choice.** Not just housing of last resort.
- **Potential for County to take leadership role.** 45% of the spaces are in unincorporated Washington County (1,850 spaces). Forest Grove, Hillsboro, Cornelius and Beaverton each have more than 300 spaces.



SECTION 2: RISK ANALYSIS

What displacement risks do the County's 4,000 to 4,500 households in MHCs face?

In the last few years, individual displacement of some MHC homeowners has occurred as some MHC owners raised rents significantly or applied other pressures to residents with older units to “upgrade” the community. While the rent increase ceiling that applies to apartments also applies to MHC space rents, a year-over-year increase of 7% plus the Consumer Price Index is more than some manufactured homeowners living on fixed or limited incomes can afford. In at least one Washington County MHC, residents joined forces to advocate for themselves and succeeded in enlisting help to moderate some of the pressure⁶.

Beginning in 2007, the Oregon Legislature adopted measures to assist residents displaced by a MHC closure. These measures also made it more costly to close a MHC. Since 2010, no new closures of entire MHCs have occurred in Washington County. However, the possibility of a closure will likely increase over time, as the feasibility of using the land for more profitable purposes improves and infrastructure owned by the MHC owner (e.g., water and waste-water systems) ages.

This section provides background on the history of closures in Washington County and analyzes factors that could lead to further displacement in the future. It describes national industry trends and the County's potential vulnerabilities.

2.1: During the real estate boom of 2001-2006, fifteen MHCs closed in Washington County, displacing approximately 1,100 households⁷.

- Washington County lost a quarter of its MHCs and more than one in five spaces during this period.
- The closures in Washington County were part of a larger national phenomenon of MHC closures sparked by rising real estate values in the boom of 2000-2007. In Oregon, an estimated 2,800 households were displaced when 69 MHCs closed.
- Washington County accounted for approximately two fifths (39%) of all the spaces and 22% of the MHCs lost in the state from 2001-2007, significantly more than any other county.
- The main cause of the closures and displacement was redevelopment pressure caused by demand for housing and mixed-use development, especially near the County's growing employment areas.
- During this period, mom-and-pop MHC owners in the state who had not been considering the sale of their MHC received unsolicited offers from out-of-town developers.

⁶ Feder-Sawyer, M. (September 19, 2016). Living in fear of losing everything at Heritage Village. Portland Tribune. [Pamplin Media Group - Living in fear of losing everything at Heritage Village](#)

⁷ Tremoulet, A. (2010). Policy Responses to the Closure of Manufactured Home Parks in Oregon. Dissertations and Theses. Paper 304. <https://doi.org/10.15760/etd.304>

Prior Closures in Washington County

2001 – 2006
Real Estate Boom

15 MHCs closed
in County

Approximately
1,100 households
displaced in County

County lost 1 in 5 of
its spaces for MH

More than any other county
in state—39% of total
spaces lost statewide





© Laura Russell, 2009

2.2: Beginning in 2007, the Oregon Legislature adopted measures to assist residents displaced by a closure.

- The 2007 State Legislature adopted new laws requiring owners of closing MHCs to provide a year's notice and to pay \$6,000 - \$12,000 to displaced homeowners. The legislature also provided a \$5,000 refundable tax credit to displaced homeowners. The State also preempted the adoption of similar local laws.
- The 2007 State Legislature also adopted laws to encourage MHC owners to sell to a nonprofit, housing authority, or resident cooperative.
- Further details about the statewide protections and incentives and the pre-emption of local measures are described in Section 3 of this report.

State Actions to Assist MHC Residents

Help displaced residents

- One year notice of closure
- Payments by landlords to homeowners
- State tax credit for homeowners

Support preservation of MHCs

- Notice of sale
- Funding for preservation as affordable housing
- Exemption from state capital gains tax for sale to residents or nonprofit

But...State preempted adoption of local laws

2.3: Divided asset ownership contributes to the affordability of living in a MHC, but it also creates an inherent vulnerability to displacement.

- Divided asset ownership means that a landlord owns the land, and the resident owns the home and pays rent for a place to put it.
- When homes are not mobile, the landlord has leverage.
- Investment analysts talk about the “upside potential” of investing in MHCs. This means the possibility of increasing profits through raising rents.
- Frank Rolfe, co-owner of Mobile Home University, describes the situation more bluntly. He has compared owning a MHC to “running a Waffle House where everyone is chained to the booths.”

Landlords have leverage

“Manufactured homes are not mobile in any realistic sense. This means that tenants confronted with increases or objectionable policies have fewer options than tenants of apartments or “stick-built” homes.

**Attorney General Hardy Meyers
Report on Manufactured Housing
Communities in Oregon
March 30, 2001**

“...like [running] a Waffle House where everyone is chained to the booths.

**Frank Rolfe,
Mobile Home University
www.mobilehomeniversity.com**

“One of the big drivers to making money is the ability to increase the rents.

**Frank Rolfe,
Mobile Home University
www.mobilehomeniversity.com**

“If we didn’t have them hostage...in those mobile home lots, it would be a whole different picture.

**Frank Rolfe,
Mobile Home University
www.mobilehomeniversity.com**

2.4: Washington County faces two primary forms of displacement involving MHCs: a) closure and redevelopment of entire MHCs, and b) individual displacement due to rent increases that residents cannot afford.

- MHC closure and redevelopment typically result in all resident homeowners being displaced.
- Large rent increases can lead to displacement of individual residents with modest, fixed incomes. If displaced, they are likely to lose their home because there's no place to move it to.
- A third type of displacement affecting some Oregon counties, displacement through neglect and disinvestment, has not yet surfaced as a prominent form of displacement in Washington County. It could become a more prominent problem in the future as infrastructure continues to age.



Principal Types of Displacement

Rents Increase

- Individual residents who can't afford increases are displaced.

MHC Closes

- Old infrastructure systems become expensive to maintain. Replacement not economically feasible.
- Sale or redevelopment opportunities exist
- Residents displaced



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2.5: Displacement of individual homeowners through rent increases and other means is occurring now in Washington County.

- Here is a 2016 example of an MHC owner requiring homeowners to undertake and pay for external home and space improvements or face eviction: [Pamplin Media Group - Living in fear of losing everthing at Heritage Village.](#)
- The statewide annual rent increase ceiling of 7% plus the CPI applies to homes in MHCs as well as other kinds of rentals, such as apartments. But the maximum 9% - 10% annual increase can be more than a household living on Social Security or fixed income can afford.
- There are isolated reports of MHC owners raising rents, purchasing a home from a displaced resident at a discounted price, replacing it with a newer home, selling the new home to a new household, and imposing a higher space rent. The MHC owner gets the commission and net proceeds from the home sale as well as increased cash flow from higher rent.

2.6: Displacement through MHC closures has not occurred in Washington County since 2007.

- Closures statewide essentially ended when the real estate bubble burst in 2007. They also slowed nationally.
- The measures adopted by the Oregon Legislature in 2007 have likely discouraged closures since then by increasing costs associated with closure and redevelopment.

2.7: Closure of MHCs for redevelopment may not be imminent, but the likelihood of closure is expected to increase over time as land values increase. Three main factors affect the likelihood of future closures: the profitability of redevelopment, the cost to maintain or replace aging MHC infrastructure, and the investment goals and personal preferences of the MHC owner.

- The timing of the tipping point toward profitability is difficult to predict, and it is likely to be different for different properties.
- The County's 2021 middle housing market research found that "vacant lots and large lots with lower-value homes, manufactured homes, or accessory structures are more likely to be financially feasible for middle housing development."⁸

8 ECONorthwest. (June 1, 2021). House Bill 2001 Implementation Economic Analysis and Market Research Findings and Recommendations: Executive Summary. [WashingtonCountyHB2001_EconomicAnalysis_FinalReport_20210601_ExecSummary.pdf](#).

2.8: Washington County has a variety of MHC owners, and, broadly speaking, investment goals may vary somewhat by investor type. Ultimately, the choice to redevelop is an individual decision affected by the personal preferences and investment goals of the owner.

- Mom and pop owners: Statewide, a major threat to mom-and-pop owned MHCs is aging infrastructure and the cost of making needed capital improvements. The original owner may sell the MHC, and new owners may raise rents. Another potential moment of vulnerability is the death of the original owner if the asset transfers to heirs not interested in operating a MHC.
- Larger MHC specialists: Corporate and regional investors that specialize in the manufactured housing industry are in the industry for the long term. They are likely to hold on to the properties if cash flow is sufficient. In Washington County, there are reports of some investors seeking to increase cash flow by raising rents by larger but legal amounts, resulting in some individual displacement.
- Private equity and institutional investment capital: Other more diversified investors, fueled by institutional and private equity capital, began buying into the industry nationally during the last decade through vehicles like Real Estate Investment Trusts to capture the “upside potential” of raising rents.⁹ Nationally, during the pandemic, the pace of this activity rose sharply, and the price and terms of their offers sweetened as these investors moved money from commercial real estate into investments with a more stable cash flow. This activity has driven the amount these investors are willing to pay for MHCs even higher and may drive up rents. These investors may divest from the MHC market when more attractive investment opportunities arise. So far, there are no known investors in this category in Washington County. They are rumored to be looking statewide.
- The fate of divested MHCs is unclear. At that time, the uses allowed by the underlying zoning may become a factor. If redevelopment is profitable, closures may occur.

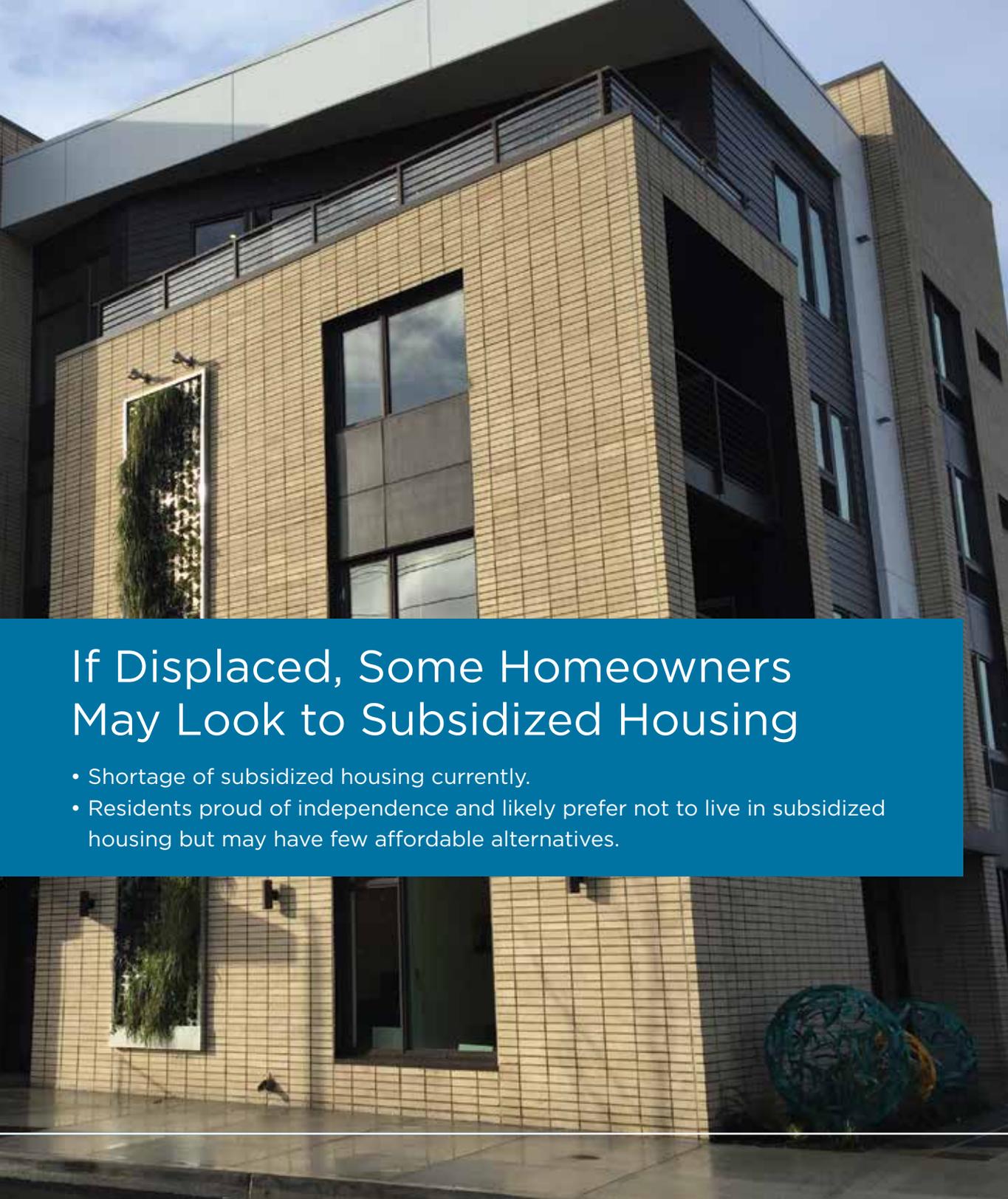
⁹ Baker, J., Voigt, L., & Jun, L. (February 2019). Private Equity Giants Converge on Manufactured Homes. <https://ourfinancialsecurity.org/wp-content/uploads/2019/02/Private-Equity-Giants-Converge-on-Manufactured-Homes-PESP-MHAction-AFR-021419.pdf>

¹⁰ Tremoulet, A. (2010). Policy Responses to the Closure of Manufactured Home Parks in Oregon. Dissertations and Theses. Paper 304. <https://doi.org/10.15760/etd.304>

¹¹ Tremoulet, A. (2010). Policy Responses to the Closure of Manufactured Home Parks in Oregon. Dissertations and Theses. Paper 304. <https://doi.org/10.15760/etd.304>

2.9: The impacts of displacement can be devastating financially and psychologically for individuals. Park closures also reduce the quantity of the County’s lower-cost housing stock and increase the demand for subsidized housing.¹⁰

- Financial impacts: Loss of home, loss of primary asset, potential bankruptcy if homeowner has balance on home loan, likely increase in housing costs.
- Psychological impacts: loss of all that is familiar, loss of community, depression, possible loss of independence if they need to move into assisted living, loss of sense of control over life.
- Case study of outcomes and impacts of 2006 closure of Thunderbird Mobile Court in Wilsonville: 28% could sell their home, 8% moved their home, 59% abandoned their home. Six percent died and 8% could no longer live independently. The mortality rate for Thunderbird residents was higher than expected for people of their age.¹¹



Key Take-aways

- **Washington County MHC homeowners are vulnerable to displacement:** When large jumps in rent meet fixed incomes, individual residents are displaced. Some MHC residents in the County are facing this kind of “individual” displacement currently. Large-scale displacement due to closure for redevelopment is also possible in the future.
- **Factors pushing toward displacement:** No preserved communities in Washington County (cost prohibitive thus far), national rise of new private equity capital and institutional investors, new possibilities for redevelopment.

If Displaced, Some Homeowners May Look to Subsidized Housing

- Shortage of subsidized housing currently.
- Residents proud of independence and likely prefer not to live in subsidized housing but may have few affordable alternatives.

SECTION 3: RESOURCES

What resources currently exist to assist MHC homeowners?

This section presents information about resources already in place at the state and local level to assist residents, improve the quality of homes, and help preserve MHCs as permanently affordable housing. Resources include information about state laws, agencies, and programs. This section also has a list of the predominant Oregon-based trade associations for manufacturers, MHC owners, and other businesses involved in the MHC industry in the state.

3.1 State Laws Governing the Closure of a Manufactured Housing Community

In 2007, the Oregon legislature adopted statewide protections that come into play in the event of a community closure: [ORS 90.645 - Closure of manufactured dwelling park \(public.law\)](#), [ORS 90.660 - Local regulation of park closures \(public.law\)](#). Some of the principal provisions as of January 2022 are summarized below.

- **Notice of Closure:** In the event of the closure of a community and conversion to another use, MHC owners are required to provide notice to tenants renting a space at least 365 days prior to the closure. Owners are also required to provide notice to Oregon Housing and Community Services' Manufactured, Marina & Floating Homes Communities Resource Center (MMCRC), but they are not required to notify impacted counties or cities.
- **Payments by Park Owners:** MHC owners are required to pay households renting a space \$6,000 to \$10,000, adjusted annually per the CPI, based on the size of the home. Currently, estimated payments (2021) are approximately \$6,500 for a singlewide, \$8,600 for a doublewide, and \$10,800 for a triple-wide or larger. These payments are exempt from Oregon income tax.
- **\$5,000 Refundable Oregon Tax Credit:** Homeowners displaced by the closure of their MHC are eligible for a one-time Oregon tax credit of \$5,000 on their Oregon income taxes. If they do not owe enough taxes to collect the full \$5,000, the remainder is provided as a payment by the state. This provision currently sunsets in 2026 and has been extended several times since its inception in 2007.
- **Abandoned Homes:** MHC owners are responsible for the disposal costs of homes left behind by residents and may not charge them for their removal.





- **State Pre-emption of Local Laws:** Local jurisdictions may no longer adopt new laws regulating MHC closures or partial closures. In Washington County, the city of Forest Grove has a unique set of laws pertaining to MHC closures that were adopted prior to the effective date of state pre-emption of new local statutes and thus are grandfathered in.

3.2 State Resources to Assist When Closure Occurs

- **The Manufactured, Marina & Floating Homes Communities Resource Center (MMCRC):** This state resource center provides services and information to residents and landlords of MHCs and floating home communities. They are an important source of information in the event of a community closure. When closures occurred in the past, MMCRC assisted local jurisdictions with organizing resource fairs and informational materials for residents facing displacement. If a closure were to occur in Washington County, this should be one of the first contacts that County or city staff should make. [Oregon Housing and Community Services : Manufactured & Marina Communities : State of Oregon](#)
- **The Local Agency Toolkit:** This publication presents a detailed description of how to organize a local response team to respond rapidly in the event of a MHC closure. It is well-suited to Washington County's purposes. The response team should be organized and a lead agency and potential resources to secure additional housing counselors identified prior to a closure happening. It was developed by Oregon Solutions and a network of statewide and Lane County partners. [Manufacture-Home-Park-Solutions-Collaborative-Local-Agency-Toolkit.pdf \(oregon.gov\)](#)

3.3 State Law Limiting Annual Rent Increases

- **Rent increase cap:** ORS 90.323, the state law that caps annual rent increases at 7% plus the CPI for apartments and other rentals, applies to manufactured housing communities as well. [ORS 90.323 - Maximum rent increase \(public.law\)](#) While the law prevents a major jump in rent in a single year, very few manufactured homeowners living on a fixed income such as Social Security would be able to sustain successive increases of 9% or more annually. Lease provisions and park rules in some individual communities may also provide caps. However, leases and park rules written by park owners are more likely to favor provisions that are in the owners' interests.



3.4 Resources to Assist with the Purchase and Preservation of MHCs as Permanently Affordable Housing

Oregon state law supports the purchase of existing MHCs from a willing seller by a nonprofit, a nonprofit resident cooperative, or a housing authority for the purpose of preserving the MHC as affordable housing for lower income homeowners. The state also provides tax incentives and financial support for these purchases. However, MHC owners are not required to sell to a nonprofit, and the price and terms are the result of negotiations. Even with state incentives to promote preservation as affordable housing, the MHC owner often chooses to sell to a private buyer able to provide a higher price or close the sale more quickly.

Nevertheless, since 2007, 30 MHCs have been preserved statewide (nine owned by nonprofits and 21 cooperatively owned by residents), providing nearly 2,000 permanently affordable owner-occupied homes. Due to the high cost of land and development, it is difficult to make preservation projects “pencil out” in most of the Portland metro area without substantial local investment. The City of Portland provided subsidy to assist with the purchase of three communities, one preserved as a resident cooperative and two preserved under nonprofit ownership.

Network for Oregon Affordable Housing (NOAH) provides financing and is an important resource for policy innovation, advocacy, and industry support. [Manufactured Home Parks | Manufactured Home Parks | Programs | Network for Oregon Affordable Housing \(noah-housing.org\)](#) Two organizations were responsible for negotiating nearly all these purchases: CASA of Oregon and St. Vincent de Paul of Lane County.

The principal laws and resources pertaining to MHC preservation as affordable housing are summarized below.

- **Required Notice of Intent to Sell:** The owner of a manufactured housing community is required by state law to notify tenants and Oregon Housing and Community Services' Manufactured and Marina Communities Resources Center before marketing the community for sale. Owners must also notify the residents and Oregon Housing and Community Services if they receive an offer to purchase that they intend to consider. Note that the sale of a park is not necessarily a park closure, but rather a change of ownership. Residents have 15 days to express interest in purchasing the park, working with a nonprofit agency partner such as CASA of Oregon. State law provides additional information about deadlines and requirements of park owners and residents, should they choose to pursue resident purchase. [ORS 90.842 - Notice of sale of facility \(public.law\)](#), [ORS 90.844 - Procedures for purchase of facility by tenants \(public.law\)](#), and [HB2364 \(oregonlegislature.gov\)](#).
- **Incentives for preservation:** If a landlord sells to a nonprofit, housing authority, or resident cooperative, the capital gains from the sale are exempt from Oregon Income Tax. This provision currently sunsets on January 1, 2026, but it is likely to be renewed.
- **Assistance with preservation**
 - [CASA of Oregon](#) delivers pre- and post-purchase technical assistance and helps manufactured homeowners secure the financing needed to buy their communities. They have been active in this area since the mid-2000's and have facilitated 20 successful purchases by resident co-ops, including one in Portland. [Manufactured Housing Cooperative Development - Casa of Oregon](#)
 - [St. Vincent de Paul of Lane County](#) has preserved at least seven communities, including two in the Portland metro area. [Manufactured Housing \(Mobile Home Parks\) - St. Vincent de Paul Society of Lane Co, Inc. \(svdp.us\)](#)
- **Financing to assist with park purchase by residents, nonprofit or housing authority:** The acquisition and preservation of a MHC for permanently affordable housing requires financing from multiple sources. The primary sources are Oregon Housing and Community Services, Network for Oregon Affordable Housing (NOAH), Banner Bank, and Community Development Financial Institutions (CDFIs), such as CASA of Oregon and, in Washington County, the Community Housing Fund. These entities provide specialized programs (e.g., predevelopment loans, permanent loans, grants, tax credits, and other forms of subsidy) to assist with purchase and preservation of MHCs as affordable housing. Due to Washington County's higher land and development costs, these sources by themselves are unlikely to be sufficient to convert the park to a resident-owned community or nonprofit ownership without passing the additional cost onto residents in the form of increased rents. Additional local subsidy would likely be required.
- **Washington County Housing Production Opportunity Fund (HPOF):** Washington County currently has a source of funding that can be used to assist with preserving MHCs as affordable housing. In FY 2020-21, Washington County expanded the Housing Production Opportunity Fund to address the need for affordable housing and committed \$4 million per year for five years, through FY 2023-24. The funds are divided among three affordable housing activities: rental housing, homeownership, and special needs/innovative housing. Under special needs, one primary focus is to support the preservation of MHCs when entire communities are at risk of displacement due to sale or closure. Up to \$500,000 is available annually to help support the purchase and preservation of MHCs countywide by a resident-owned cooperative or nonprofit organization.

3.5 Preservation through Land Use Regulation

Several Oregon cities have used a land use/community development code approach to support the continuation of existing MHCs.

- **Cornelius:** In Washington County, the City of Cornelius has adopted a Manufactured Home Park (MHP) zone that allows manufactured housing communities as a permitted use and prohibits conventional single-family and multi-family units. While this does not prevent a MHC owner from redeveloping their property, redevelopment will likely require a zone change that involves an opportunity for public testimony before votes by the Planning Commission and City Council [Chapter 18.30 MANUFACTURED HOME PARK ZONE \(MHP\) \(codepublishing.com\)](#). All the City's MHCs appear to be in a MHP zone.
- **Portland:** The City of Portland adopted a manufactured housing zone in 2018. An extensive analysis and code changes can be found in the following staff report: [manufacturedpark_asadopted_082218.pdf \(portland.gov\)](#)

3.6 Assistance with Repair, Rehabilitation, Weatherization, and Replacement of Manufactured Homes

- **Home rehabilitation programs in Washington County:** The Home Access and Repair for the Disabled and Elderly (HARDE) program provides up to \$10,000 for labor and materials for urgent repairs, accessibility improvements and repairs that address building defects that are health and safety related. Owner-occupied mobile/manufactured homes, including those in MHCs, are eligible, as well as conventional site-built homes. Eligible applicants include those whose incomes fall at or below 50% MFI and who have assets of \$100,000 or less, excluding a vehicle, the home, and furnishings. Historically, the Office of Community Development has had the capacity to assist approximately 20 to 25 homes annually through the HARDE program. Currently, the HARDE wait list has 67 households on it. [Grants \(washington.or.us\)](#)

- **Community Action Weatherization Program:** Community Action provides a weatherization program that includes manufactured homes. The Weatherization Program and HARDE Program collaborate/coordinate to assist manufactured home owners when possible. [Community Action : Programs : Housing Stability : Energy Conservation \(caowash.org\)](#)
- **Energy efficiency incentives by Energy Trust of Oregon and Forest Grove Light and Power:** In Washington County, Energy Trust of Oregon provides financial incentives to encourage energy efficiency improvements to customers who have electricity or natural gas provided by Portland General Electric or NW Natural. The service area includes much of the urban incorporated and unincorporated portions of Washington County. The incentives change over time. In 2021, they include a discount of \$2,500 to \$3,000 to replace the existing electric resistance heating system with a ductless heat pump in a manufactured home. Similarly, Forest Grove Light and Power provides energy efficiency incentives that change over time and recently offered a \$800 incentive for ductless heat pumps for both conventional site-built and manufactured homes within its service area.
- **Home replacement support by Energy Trust of Oregon:** Energy Trust of Oregon provides grants to assist with replacing older mobile homes with newer, more energy efficient ones within its service area. The pilot program helped finance 25 replacement homes from June 2017 to July 2020 in investor-owned parks and preserved MHCs and on lots owned by the homeowner. This evaluation of the pilot program describes the multiple partners and conditions involved in making the transactions work: [Report Template v2017.0521 \(energytrust.org\)](#)

- [State of Oregon manufactured home replacement loans and decommissioning grants](#): OHCS has created a program to assist with financing manufactured home replacements, separately or in conjunction with Energy Trust of Oregon’s grant program and Craft3 as a loan provider. Forgivable loans are available to manufactured homeowners on owned land, in preserved communities (e.g., those which are owned by a resident cooperative, nonprofit, or housing authority), or in investor-owned communities that have entered into a regulatory agreement with the state. There are no preserved communities in Washington County at present.

3.7 Principal Nonprofits and Agencies Involved with Manufactured Housing in Oregon

- [Oregon Housing and Community Service’s Manufactured and Marina Communities Resource Center \(MMCRC\)](#): This state agency provides online information, staff assistance, and a mediation program to resolve conflicts outside the court system. [Oregon Housing and Community Services : Manufactured & Marina Communities : State of Oregon](#)
- [OSTA, Oregon State Tenants Association](#) for manufactured housing and floating community residents: OSTA provides online information, legislative advocacy, a helpline for members, assistance with forming local chapters, an annual conference, and a member newsletter. [OSTA – Empowering Park and Marina Residents \(oregontenants.com\)](#)
- [CASA of Oregon](#): CASA assists residents with purchasing their MHC. CASA of Oregon delivers pre- and post-purchase technical assistance and helps manufactured homeowners organize, assess the financial feasibility a resident cooperative purchase of the MHC, and secure the financing needed to buy their communities. CASA has worked with residents to convert 20 MHCs with a total of 1,354 spaces into resident-owned communities. [Manufactured Housing Cooperative Development - Casa of Oregon](#)
- [St. Vincent de Paul Society of Lane County](#): St Vincent de Paul has purchased, improved, and preserved 7 manufactured housing communities in the Willamette Valley, including two in Portland. The rents are income-based. [Manufactured Housing \(Mobile Home Parks\) - St. Vincent de Paul Society of Lane Co, Inc. \(svdp.us\)](#)



- **Additional Manufactured Housing Resources through Oregon Housing and Community Services:** OHCS's Manufactured Housing team develops and implements programs to create and sustain homeownership through manufactured housing. This team identifies creative solutions to expand housing options by preserving and improving MHCs, replace aging and energy inefficient manufactured homes through gap financing and collaborating with stakeholders through the Manufactured Housing Advisory Committee to develop policies and resources that support MHC residents.
- **Network for Oregon Affordable Housing (NOAH):** NOAH supports the preservation of manufactured housing communities as affordable housing in three ways: 1) by providing financing for acquisition and improvement of MHCs by nonprofit organizations, resident-owned cooperatives, and housing authorities as regulated affordable housing; 2) by providing policy leadership, advocacy, and research, and 3) by providing industry support, training and convenings for partner organizations in the state. [Manufactured Home Parks | Manufactured Home Parks | Programs | Network for Oregon Affordable Housing \(noah-housing.org\)](#)

3.8 Manufactured Housing Industry Associations in Oregon

- **Oregon Manufactured Housing Association (OMHA):** OMHA is a trade organization for the manufactured housing industry. Its members include manufacturers and retailers, as well as lenders, suppliers, insurers, transporters, and others. Activities include policy development/lobbying, industry promotion, and member information. [Oregon Manufactured Homes - Oregon Manufactured Housing Association \(omha.com\)](#)
- **Manufactured Housing Communities of Oregon (MHCO):** MHCO is the state's original and largest organization representing owners of manufactured housing communities in Oregon. MHCO advocates and lobbies for manufactured home community owners in Oregon. It provides member services, including a hotline, news updates, Q&As by attorneys on legal issues, templates for legal forms, seminars and conferences, and Park Manager Training Classes. [MHCO | MHCO | Manufactured Housing Communities of Oregon](#)
- **Oregon Park Owners Alliance (OPOA):** OPOA is also an industry association for owners of manufactured housing communities. Formed as a policy development and lobbying group, OPOA distinguishes itself from other industry associations as being "the organization most committed to protecting park owners' property rights." OPOA also offers Park Manager Training Classes required by state law. [OREGON PARK OWNERS ALLIANCE - Oregon Park Owners Alliance](#)





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APPENDICES

Appendix A

Manufactured Housing Communities in Washington County

The following pages provide a list of manufactured housing communities in the County derived from County Assessor records and cross referenced with a list maintained by Oregon Housing and Community Services ([Oregon Housing and Community Services : Oregon Park / Marina Directory : Manufactured & Marina Communities : State of Oregon](#)) and other online resources.

This list excludes manufactured housing subdivisions in which the homeowners also own the lot on which their home is located. Manufactured subdivisions were not included because the homeowners do not face the same level of displacement risk as investor-owned manufactured housing communities. In cases in which a community consists of both investor-owned lots and resident-owned lots, an effort was made to count the number of resident-owned lots and exclude them from the total number of spaces reported for that manufactured housing community.

While every effort was made to be as accurate as possible, the information provided should be regarded as approximate and primarily used to understand the scale of manufactured housing communities in Washington County's housing market.

Manufactured Housing Communities in Washington County, Listed by Jurisdiction, November 2021								
Community Name	Address Street	City	Zip	Acreage	Zoning	Jurisdiction	Total Spaces	Type
Glen Tualatin Mobile Park	6120 SW 124th Ave	Beaverton	97008	4.7	R1	Beaverton	47	55+
Hidden Village Mobile Estates	10405 SW Denney Rd	Beaverton	97008	12.5	R2	Beaverton	104	Family
Mobile Home Corral	3737 SW 117th Ave	Beaverton	97005	7.5	RC-DT	Beaverton	72	Family
Pioneer Mobile Park	13820 SW Electric St	Beaverton	97005	7.5	SC-HDR	Beaverton	100	Family
Cornelius Manor Trailer Court	738 N Adair St #A	Cornelius	97113	10.7	MHP	Cornelius	91	Family
Council Bluff Mobile Home Park	1430 N Gray St	Cornelius	97113	13.4	MHP	Cornelius	38	Family
Forest Hills Mobile Estates	570 N 10th Ave #22	Cornelius	97113	15.0	MHP	Cornelius	118	55+
Mariah Mobile Home Park	131 N Davis St	Cornelius	97113	4.9	MHP	Cornelius	21	Family
Smoketree Mobile Park	507N 19th Ave	Cornelius	97113	18.2	R7	Cornelius	88	55+
Comptons Trailer Court	2829 Pacific Ave	Forest Grove	97116	0.7	CC	Forest Grove	13	Family
Homestead Community	4300 Settlers Loop	Forest Grove	97116	35.4	R-7	Forest Grove	166	55+
QuailRun Estates	3300 Main St #26	Forest Grove	97116	27.6	R-7	Forest Grove	111	Family
Rose Grove RV Park	3839 Pacific Ave #225	Forest Grove	97116	36.8	CC	Forest Grove	331	Family
Emerald Village Mobile Home Park	2200 SE 45th Ave	Hillsboro	97123	10.0	MFR-2	Hillsboro	59	Family

Community Name	Address Street	City	Zip	Acreage	Zoning	Jurisdiction	Total Spaces	Type
Fir Tree Mobile Estates	2865 SE River Rd	Hillsboro	97123	8.4	MFR-1	Hillsboro	59	Family
Garden Circle Mobile Home Court	316 SW Baseline St	Hillsboro	97123	1.8	SCC-DT	Hillsboro	18	Family
Hillsboro Trailer Park	159 SE Maple St	Hillsboro	97123	1.0	I-G	Hillsboro	9	Family
Maple Lane Mobile Court	535 SW Maple Ln	Hillsboro	97123	1.4	I-G	Hillsboro	18	Family
River Road Mobile Estate	2681 SE River Rd	Hillsboro	97123	14.8	MFR-1	Hillsboro	105	55+
South Side Mobile Park	640 SE 3rd Ave	Hillsboro	97123	1.5	MFR-1	Hillsboro	20	Family
Terra Buena Terrace	1901 SE Mintner Bridge Rd	Hillsboro	97123	11.1	MFR-1	Hillsboro	104	55+
Mountain View Mobile Estates	13620 SW Beef Bend Rd #78	Tigard	97224	26.0	WC R-6	King City	156	Family
Carriage Park Estates	23077 SW Main St	Sherwood	97140	7.6	MDRL	Sherwood	58	Family
Orland Villa	22106-22299 SW Orland St	Sherwood	97140	4.4	MDRL_PUD	Sherwood	24	Family
Smith Farm Estates	17197 SW Smith Ave	Sherwood	97140	20.9	MDRL	Sherwood	74	Family
Cascade Mobile Villa	8915 SW Commercial St	Tigard	97223	2.0	MU-CBD	Tigard	37	Family
Pacific Mobile Park	11635 SW Hall Blvd	Tigard	97223	1.5	R-12	Tigard	16	Family
Angel Haven	18485 SW Pacific Dr	Tualatin	97062	15.4	RML	Tualatin	129	55+
Robins Nest Motor Court	18245 SW Pacific Dr	Tualatin	97062	2.4	RH	Tualatin	25	Family
Willow Glen Mobile Home Park	9700 SW Tualatin Rd	Tualatin	97062	4.3	RML	Tualatin	43	Family
Country Haven Mobile Park	23585 NW Jacobsen Rd	Hillsboro	97124	14.6	FD-20	Uninc WC	67	55+
Creekside of Hillsboro	21000 NW Quatama Rd	Beaverton	97006	41.9	TO: R18-24	Uninc WC	212	Family
Crown Mobile Trailer Court	27300 SW Pacific Hwy	Sherwood	97140	3.6	AF-5	Uninc WC	14	Family
El Dorado Mobile Villa	17055 SW Eldorado Dr	Tigard	97224	41.9	R-5	Uninc WC	181	55+
Heritage Village	123 SW Heritage Pkwy	Beaverton	97006	80.8	INST, R-5, R-6	Uninc WC	426	Family
King Village	12450 SW Fischer Rd	Tigard	97224	19.0	R-15	Uninc WC	132	Family
Pine Ridge Park	6900 SW 195th Ave	Beaverton	97007	24.7	R-9	Uninc WC	162	Family
Royal Villas	11200 SW Royal Villa Dr	Tigard	97224	41.7	R-9 / R-5	Uninc WC	243	55+
Seminole Mobile Estates	100 SW 195th Ave	Beaverton	97006	42.2	TO: R18-24	Uninc WC	200	55+
Springwood Mobile Home Park	17655 NW Shadyfir Loop	Beaverton	97006	14.7	R-6	Uninc WC	74	55+
Valley View Mobile Court	34265 SW Tualatin Valley Hwy	Hillsboro	97123	25.7	AF-5	Uninc WC	63	Family
Westview Mobile Estates	4885 SW Westview Dr	Cornelius	97113	19.0	AF-5	Uninc WC	74	Family

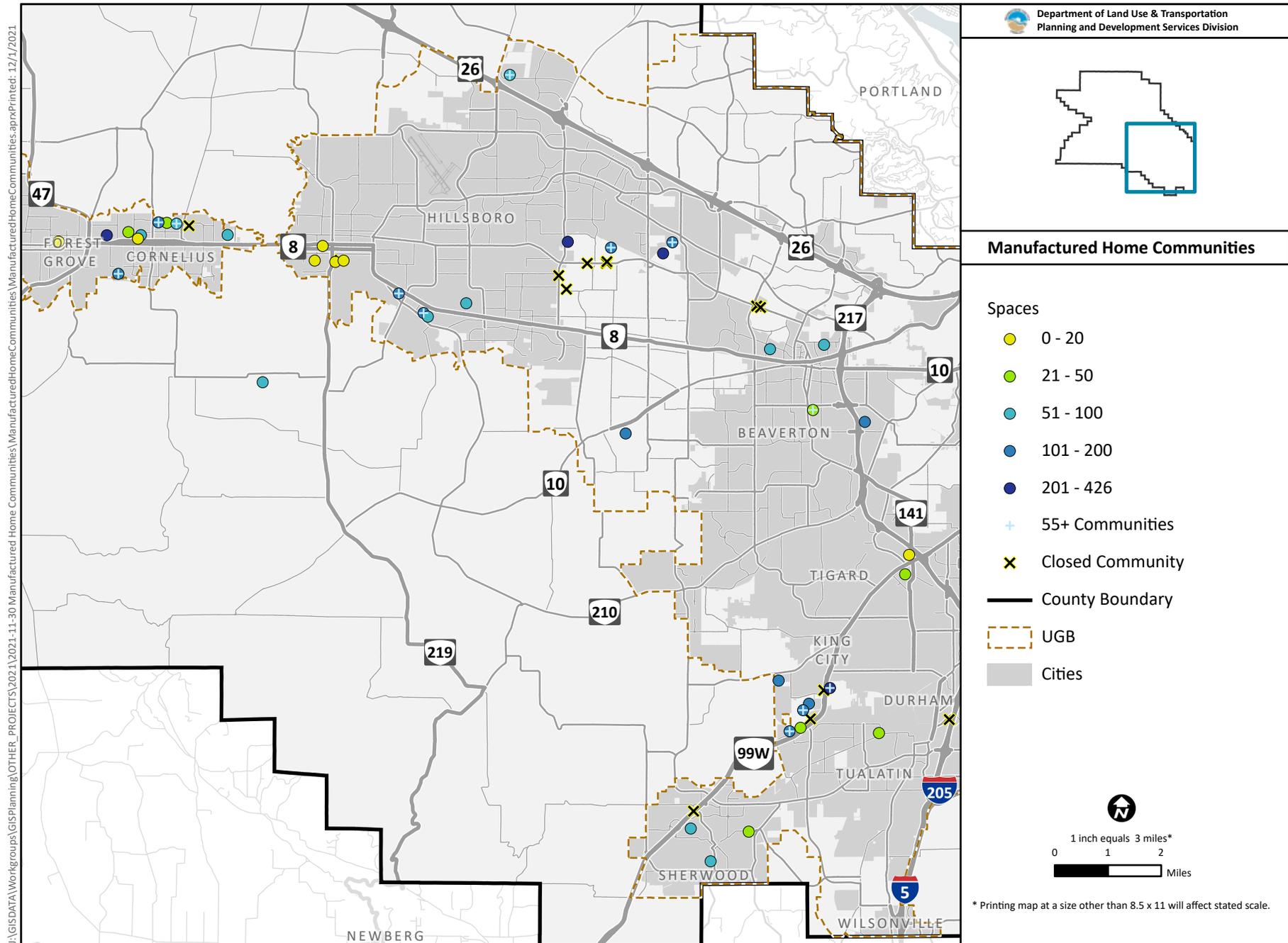
Sources: Washington County Assessor Records and Oregon Housing and Community Services, augmented by online sources that included the following:
<https://www.mobilehome.net/mobile-home-park-directory/oregon/county/washington-county>
<http://www.cwres.com/property-seekers/sites-available>

Number of spaces per community is conservatively set as the lowest number reported among the various datasets. To the extent possible, manufactured housing subdivisions and lots that are owned by the homeowner in subdivided MHCs were not included in the number of spaces, as those homes are not as vulnerable to displacement.

Prepared by Washington County Department of Land Use and Development and the Office of Community Development, November 2021.

Appendix B

Map of Manufactured Housing Communities in Washington County



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Appendix C

Additional Resources and References

The body of the report includes links to resources and other information about manufactured housing communities and the industry. This appendix supplements that information by providing resources not otherwise provided. It is a sample of the additional information available.

Examples of Media Coverage of the Risk of Closure of Manufactured Housing Communities

- Planet Money, August 2021, What happens when private equity firms purchase mom and pop parks. [How Fannie And Freddie Help Investors Make Mobile Home Parks Less Affordable : Planet Money : NPR](#)
- Time Magazine [Mobile Home Residents Are Trying to Save Affordable Housing | Time](#)
- Link to John Oliver video on unscrupulous MHC owners. Contains colorful language: [Last Week Tonight with John Oliver - Official Website for the HBO Series](#)
- NYT Magazine on Frank Rolfe [The Cold, Hard Lessons of Mobile Home U. - The New York Times \(nytimes.com\)](#)

Aging in Place in Manufactured Housing

- Colorful, engaging story about people aging in place in “Pismodise”: [How the Trailer Park Could Save Us All - Pacific Standard \(psmag.com\)](#)

Private Equity and Institutional Capital

- Research about the entry of Private Equity Firms into the MHC market: [Layout 1 \(ourfinancialsecurity.org\)](#)
- New Yorker article, March 8, 2021, What Happens When Investment Firms Acquire Trailer Parks. Link not available because article is behind paywall.
- Business Insider Weekly [Mobile Home Owners Are Feeling Trapped As Firms Invest Billions \(businessinsider.com\)](#)

Analysis of Prior Closures in Oregon

- Research on the closure of 69 manufactured housing communities and loss of 2,800 homes in Oregon from 2001-07 and how the state legislature responded. [“Policy Responses to the Closure of Manufactured Home Parks in Oregon” by Andrée Tremoulet \(pdx.edu\)](#)



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