



DECLARATION OF COOPERATION
Springfield Manufactured Home Park Solutions Collaborative
Roaring Rapids Pizza, 4006 Franklin Boulevard Eugene, Oregon 97403
September 15, 2016, 1:15pm

Project Summary

The City of Springfield took a proactive approach to better prepare their community to aid vulnerable mobile park residents by developing a coordinated housing and social service assistance response plan to channel resources and services to residents facing dislocation resulting from park closures. This project includes an action plan and “tool kit” enabling a jurisdiction faced with notice of a park closure to provide a comprehensive listing of relocation options and assistance.

Project Background

The City of Springfield initiated stakeholder meetings with assistance from Oregon Solutions and the South Valley / Mid Coast Regional Solutions Center. These conversations resulted in the desire for an impartial collaborative approach to assisting residents, owners and renters, living in mobile home parks who risk being evicted or displaced as a result of redevelopment pressures or other circumstances outside of their control. Following a request by the City of Springfield, the project sponsor, Oregon Solutions completed its assessment and asked that the “Manufactured Home Park Solutions Collaborative” be designated an Oregon Solutions project. On December 11, 2015, Governor Brown designated the collaborative an Oregon Solutions project and selected Springfield Mayor Christine Lundberg; and, Vicki Walker, Oregon State Director as the co-conveners.

Springfield is one example of an Oregon community grappling with a large population of manufactured home park residents (estimated 1,400 households) facing a strong risk of displacement. Neither the local governments nor regional service providers are currently equipped to meet the difficult challenge of sufficiently serving displaced residents, helping them find new housing. The Oregon Solutions process was utilized to develop a housing and social service assistance response which is coordinated and ready for implementation. A formal action plan and “tool kit” enables a jurisdiction faced with notice of park closure to provide relocation options, such as a “decision tree”, which would help local communities understand what opportunities might be available to improve or replace homes or park infrastructure, move homes to new sites, or provide assistance in relocation or housing searches for park residents.

Additionally, the Oregon Field Office of the US Department of Housing and Urban Development has designated Springfield and Eugene as the focus of its two-year Community Needs Assessment program. As part of this initiative, HUD has identified distressed manufactured home parks as a key engagement area. Similarly, the South Willamette Valley/Mid-Coast Regional Solutions Advisory Committee designated the project of addressing manufactured home park issues within the region as a Regional Solutions’ priority.

Project Description/Objectives

A collaborative to identify opportunities and resources available to rapidly respond to park closures, or other similar emergencies, and to provide residents assistance in relocation or housing searches through the development of a coordinated housing and social service decision making and engagement process. The process creates a structure for coordinated communication between impacted residents, local decision makers and service providers. The participants in the collaborative have worked to make their work products transferable throughout Oregon.

Springfield Manufactured Home Park Solutions Collaborative Team Commitments

The commitments represented in the following pages form a public statement of intent to participate in the project, to strive to identify opportunities and solutions whenever possible, to contribute assistance and support within resource limits, and to collaborate with other team members in promoting the success of the project. All team members acknowledge the best solutions depend upon cooperation by all entities at the table. Accordingly, they recognize each party has a unique perspective and contribution to make, and legitimate interests to be taken into account for the project's success. It is recognized by all parties to this agreement that any final products will require additional refinement and updating by community partners and respective agencies.

This Declaration of Cooperation, while not a binding legal contract, is evidence to and a statement of the good faith and commitment of the undersigned parties. The undersigned parties to this Declaration of Cooperation have, through a collaborative process, agreed and pledged their cooperation to the following findings and actions:

The City of Springfield

Springfield is a family-friendly community where a healthy economy and numerous historical aspects of Oregon's past have blended into a vibrant place to call home. With a population of just over 60,000 (2013), it is located in the Southern Willamette Valley within Lane County, and is part of the Eugene-Springfield Metropolitan Statistical Area. Springfield stepped up to meet the difficult challenge shared by many Oregon communities grappling with the serious consequences of residents facing displacement. Communities are often ill-equipped to sufficiently serve displaced residents in finding new housing after a park closure. Led by Mayor Christine Lundberg, Springfield decided to work collaboratively to bring together partners to help local communities understand what opportunities might be available to improve or replace homes or park infrastructure, to move homes to new sites, or to provide assistance in relocation or housing searches for park residents. With this in mind, the City of Springfield commits to:

- Support project funding through agreement-seeking with other project stakeholders, granting agencies, and private parties.
- Participate in public events, conferences and presentations to help promote the project as resources allow.
- After using the toolkit and completing an initial community-wide park assessment, provide feedback on how it can be updated to better serve constituents facing displacement.

- Provide leadership for a re-convening of the Oregon Solutions Project Team within the next 9 to 12 months to help evaluate the success of the project objectives and its implementation; and, the progress made toward the commitments contained in this document.

Signed: Christine L. Lundberg 9/15/2016
 Mayor Christine Lundberg Date

USDA Rural Development

USDA Rural Development Housing Programs provide critical support that may otherwise be unavailable for families and communities to grow and thrive in Oregon. We accomplish this through the delivery of affordable, long-term loans, loan guarantees, and grants to individuals.

- USDA Rural Development in Oregon will commit to providing funding not to exceed \$10,000 for the Collaborative to hire a Publication Editor and Designer. This individual will develop, edit, and design a “Manufactured Home Park Toolkit” publication using content provided by the Collaborative. The individual will be hired through a temporary services agency contracted by USDA Rural Development. The contract term will be from August 1, 2016, through September 30, 2016.
- Additionally, USDA Rural Development offers Single Family Housing direct and guaranteed loans to finance principal residences for eligible households that want to replace their substandard or obsolete homes with safe and energy efficient homes in eligible rural areas.
- We also offer Single Family Housing Home Repair loans and/or grants for eligible households to make needed repairs or accessibility and safety improvements to their existing homes.

All funding is subject to availability of funds and current agency regulations, policy, and guidelines.

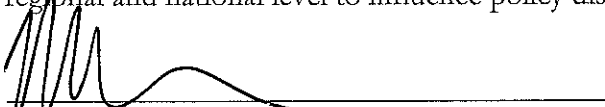
Vicki L. Walker 9/15/16
 Vicki L. Walker, Oregon State Director Date

US Department of Housing and Urban Development:

As a federal agency with the mission to create strong, sustainable, inclusive communities and quality affordable homes for all, the US Department of Housing and Urban Development’s Oregon Field Office will:

- Work with Collaborative partners to publicize and amplify the Manufactured Home Solutions Toolkit to HUD grantees and the broader housing arena across Oregon;
- Provide updates to the Toolkit and related resource documents to reflect changes in HUD grant, loan or subsidy programs that may be used to address Manufactured Home Parks and/or to assist impacted residents;
- Contribute staff time to assist local agencies seeking to use HUD funding programs to address Parks or assist Park residents;
- As appropriate, share challenges and best practices from Oregon with HUD leaders at the regional and national level to influence policy discussions on manufactured housing.

Signed: _____

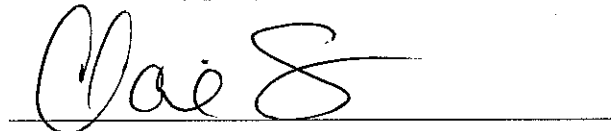

Margaret Salazar, Portland Field Office Director

9/15/16
Date

Oregon Housing & Community Services:

On behalf of the State of Oregon, Oregon Housing & Community Services will:

- Continue to provide innovation, direction, technical expertise, and advocacy to this effort through the Manufactured Communities Resource Center and the Statewide Housing Plan;
- Serve as the repository of the "Toolkit" manual; and, as resources allow, assist with updating and maintaining the document so that it can be shared with other Oregon communities;
- Pursue, as possible, State of Oregon objectives of job creation, retention, and innovation; healthy people; safe and healthful housing, and healthy environment.



Claire Seguin, Interim Director
Oregon Housing & Community Services

9/15/16
Date

Community and Shelter Assistance Corp. (CASA of Oregon)

CASA of Oregon is a statewide organization committed to the preservation of affordable manufactured housing through the establishment of resident-owned cooperatives. CASA of Oregon will:

- Provide technical expertise around manufactured housing preservation via resident-owned cooperatives
- Contribute the time and effort of the Manufactured Housing Cooperative Development Director
- Serve as a liaison between the collaborative and national non-profits working on manufactured housing policy and advocacy issues

- Share knowledge from the field
- Promote the toolkit amongst local and national partners with whom we work

Signed: Ch J Catto 9/15/16

Chelsea Catto
 Program Director
 Manufactured Housing Cooperative Development

Date

Springfield Alliance for Equality and Respect

The Springfield Alliance for Equality and Respect (SAfER) a program of Community Alliance of Lane County (CALC) is a community advocacy nonprofit group concerned with human rights, including shelter rights. In support of achieving the Springfield Manufactured Home Park Solutions Collaborative vision, The Springfield Alliance for Equality and Respect will commit to:

- Continue to stay engaged with the Oregon Solutions project and the City of Springfield as a resource and voice for low income residents. While we are not a social service agency, we do have an on line newsletter which can distribute information about the toolkit, rights of residents and other public information generated by the project.

Signed: _____ Date _____
 Rev. June Fothergill

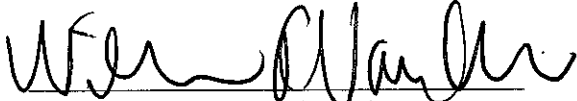
Network for Oregon Affordable Housing (NOAH)

NOAH is a non-profit Community Development Financial Institution committed to financing affordable housing throughout Oregon. NOAH has both the resources and expertise to support communities as they meet the needs of low income citizens. Thus, with respect to closure of manufactured home communities, NOAH commits to:

- Continue active participation with the workgroup and its members to address challenges faced by communities and residents from manufactured home park closures;
- Promote the toolkit through presentations and web site links;
- Advocate for resources to support residents and communities affected by closures;

In addition to the above closure-related activities, NOAH commits to focus resources and expertise to prevent closure of parks wherever possible by:

- Providing both acquisition and permanent financing for the acquisition of manufactured home parks by residents, public housing authorities, or non-profit organizations committed to supporting the needs of residents;
- Providing financing for infrastructure improvements so parks can remain operable;
- Convening and staffing an ongoing committee of stakeholders to coordinate efforts to preserve existing parks, develop new communities, and advocate for policy and resources to support manufactured home communities in Oregon;
- Develop an internet library of information related to financing programs, statutes, and other resources related to manufactured home parks and manufactured housing;



Bill Van Vliet, Executive Director

9-15-16

Date

Neighborworks Umpqua

As an organization committed to helping people in Southern Oregon improve their communities, Neighborworks Umpqua has the ability to help provide funding, counseling and expertise to people displaced by park closure within our service area. Thus, Neighborworks Umpqua commits to:

- Coordinate with Lead Local Agency in attempts to survey and asses risk of park closure in communities that we serve
- Offer Relocation Counseling, Credit Counseling, and Housing Counseling—including physical assessment of units—to residents affected by park closure within our service area
- In the event of park closure, offer IDA matched savings accounts to residents who may be ready for homeownership
- Participate in Park Closure Resource Fairs, and attempt to help interested residents find rental housing, either in our units or units owned by other parties
- Continue the broader Springfield Collaborative discussion, and assist in future efforts (including training activities, fundraising, publicizing, and reconvening)

Signed:

Karan Reed, Director of Housing




Date

9/15/16

St. Vincent de Paul Society of Lane County

For more than 60 years, St. Vincent de Paul has provided a broad range of social service programs that help low income people become self-sufficient. St. Vinnie's is the largest nonprofit humanitarian agency in Lane County with more than 550 employees, over 1,300 units of affordable housing, five emergency service programs, seven veterans programs, and a department wholly dedicated to self-sufficiency programs. Later this year, St. Vincent de Paul will dedicate Alona Place, a new 40-unit affordable housing complex in Junction City, and the agency continues to pursue the acquisition of mobile home parks with the aim of preserving a critically important and diminishing source of low-income housing. St. Vinnie's currently owns five such parks, and its most recent acquisition is the 43-unit Tivoli Mobile Home Park in Junction City. Thus, St. Vincent de Paul commits to:

- Continue to interact with the Springfield Coalition project partners to identify resources and services to assist park residents facing displacement.
- Assist homeowners (with existing trailers) in accessing services and resources.
- Continue to collaborate with partners, and share expertise, to seek ways to preserve existing affordable housing within parks, either through purchase by a non-profit (SVDP or other); or, through the purchase by the owners through a cooperative model.
- Support requests to foundations for funding to assist in relocation efforts
- Have representation on future committees or work groups as SVDP resources allow.

Signed: 
Terry McDonald, Executive Director


Date: 9/15/16

Catholic Community Services of Lane County

Catholic Community Services of Lane County (CCS) works to alleviate and reduce poverty in Lane County. CCS provides help for today through emergency assistance programs, creates hope for tomorrow through self-sufficiency programs, and fosters a more caring community through engagement with volunteers, donors, and partner organizations. The CCS Community Service Center in Springfield serves more than 12,000 low-income Springfield residents per year.

Catholic Community Services of Lane County will:

- Continue to participate with the City of Springfield and the Springfield Manufactured Home Park Solutions Collaborative partner organizations to identify resources and services to assist park residents facing displacement.
- Provide rental housing counseling services to displaced residents seeking rental housing.
- Help displaced residents gain access to the emergency assistance resources and self-sufficiency programs available at the CCS Springfield Community Service Center.

Signed: 
Tom Mulhern, Executive Director

Date: 9/15/16

Date

John VanLandingham, Lane County Law & Advocacy Center:

I am a long-time advocate for residents of manufactured home parks, serving as the facilitator and primary tenant advocate and drafter of state legislation regarding manufactured home park tenancies in a coalition of MH park landlord and tenant advocates for more than 20 years. I support the Springfield Manufactured Home Park Solutions Collaborative and its goals. I commit to:

- Sharing information between the Manufactured Housing Landlord/Tenant Coalition and the collaborative.
- Providing advice to other communities with park closure issues as my time and other commitments allow.

Signed: 
John VanLandingham

9/15/2016
Date

Lane County Health and Human Services


Lane County, acting through its Health & Human Services Department, Human Services Division (HSD), is the Community Action Agency (CAA) for Lane County. The HSD administers anti-poverty funds throughout Lane County. Funded programs include nutrition, rental assistance, homelessness prevention programs, low-income energy assistance, weatherization, Community Services Block Grant, and other funding as it becomes available. A flow of Information and research related to manufactured housing, manufactured housing communities and aging in place in manufactured housing can contribute to this work through ensuring that the partners stay abreast of emerging new practices and resources.

Therefore, Lane County Human Services Division commits to:

Use our structure and resources to assess and respond to the need when a manufactured home park closure is announced, including:

- Sharing information about re-housing research and innovations in the field
- Participating in periodic multi-agency planning meetings
- Acting as an informal liaison between the ongoing work group and other resources
- Providing expertise in identifying funding sources for replacement homes and renovation
- Share skills in evaluating investor owned and resident owned manufactured housing communities

- Assist in aligning with USDA's Rural Community Development Initiative Program (RCDI) to support funding opportunities

Signed: 
Alicia Hays, Director

9/15/16
Date

Neighborhood Economic Development Corporation

The Neighborhood Economic Development Corporation (NEDCO) is an organization committed to helping low and moderate income families and communities build assets, including accessing and preserving affordable housing and homeownership. NEDCO has been designated as the Regional Housing Center for Lane, Marion, and Clackamas Counties by Oregon Housing and Community Services. NEDCO has the ability and expertise to help families displaced by a mobile home park closure. Thus, NEDCO commits to:

- Be a member of the Springfield Rapid Response Team for mobile home park closures;
- Provide one-on-one financial and housing counseling to residents displaced by a park closure, within the limits of available resources;
- Assist the team to seek additional resources for large park closures;
- Be a liaison to counterpart Regional Housing Centers around the state as this model is replicated;
- Provide technical assistance and help facilitate supplemental training of housing counselors around the state in topics specific to mobile home park displacement (for example, at an Oregon ON conference).

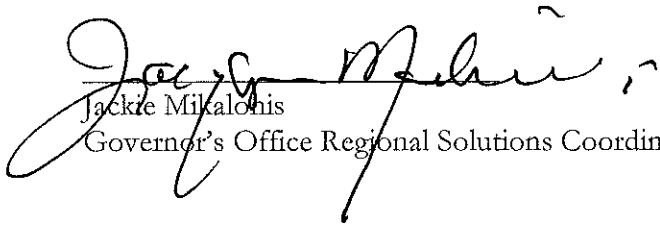
Signed: 
Emily Reiman, Executive Director

9/15/16
Date

Regional Solutions Team:

Governor Brown designated the Springfield Manufactured Home Park Solutions Collaborative an Oregon Solutions project recognizing that enabling a jurisdiction to provide comprehensive assistance to residents facing displacement addresses the triple bottom line of the Sustainable Community Objectives; and, addresses important Oregon Regional Solutions Committee priorities, specifically in the area of housing. On behalf of the state of Oregon, the Governor's Regional Solutions Centers will continue to track the work of the Springfield Collaborative and assist with leveraging state, federal and private resources to apply these tools to any other community in Oregon in need. Specifically, we will:

- Continue to assist with state agency coordination and integration as needed for collaborative governance, technical assistance, information sharing and regulatory considerations in support of the Springfield Collaborative, advancing affordable housing opportunities, addressing local community needs and aiding those facing displacement from their homes as a result of circumstances beyond their control.
- Continue to convene agencies, municipalities, private business, philanthropy, and bring others to the table
- Provide opportunities to share the work of the collaborative with the appropriate Regional Advisory Committees and the Governor's Office.
- Foster partnerships between state, federal and local levels of government, civic leaders, non-profit organizations and businesses.
- Support the collaborative's efforts to secure needed support and funding, as appropriate.


Jackie Milalonis
Governor's Office Regional Solutions Coordinator

9/15/2016
Date

Oregon Department of Environmental Quality

DEQ's mission is to be a leader in restoring, maintaining and enhancing the quality of Oregon's air, land and water while working collaboratively with Oregonians for a healthy, sustainable environment.

Most manufactured home parks on the outskirts of communities or in rural areas use large onsite septic systems to treat and dispose of sewage because sanitary sewers are unavailable. DEQ regulates these septic systems and requires certain monitoring and maintenance by licensed professionals. However, many of these septic systems are decades old and overburdened making them more likely to fail. Park owners may be unable or unwilling to repair or replace systems increasing the odds of sewage backups, overflows and public health issues sometimes resulting in park closures.

With our mission in mind, DEQ commits to:

- Provide technical assistance to manufactured home park owners with onsite septic systems to identify cost-effective solutions to address issues discovered during inspections or complaint investigations
- Administer the Oregon Onsite Loan program to provide low-interest loans to residents and small businesses to repair or replace septic systems
- Work with manufactured home park owners with failing septic systems to address public health threats and exhaust all practical avenues of reaching compliance to avoid displacing residents
- Notify Oregon Housing and Community Services when initiating enforcement with a manufactured home park owner because of failing septic
- Continue to support the Springfield Manufactured Home Park Solutions Collaborative and assist in future efforts (including participating in presentations and future meetings).

Signed: _____

Leah K. Feldon
Leah K. Feldon
Deputy Director,
Department of Environmental Quality

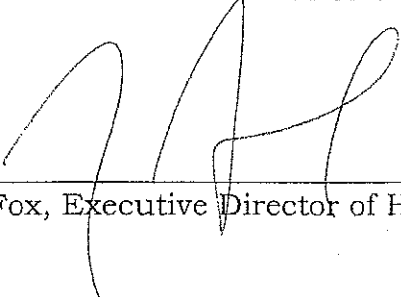
9/7/14
Date

DECLARATION OF COOPERATION

The Housing And Community Services Agency of Lane County (HACSA) serves over 5,000 families in Lane County. The Agency provides over 1,500 housing units and utilizes 3,000 plus Section 8 vouchers. HACSA is the second largest housing authority in the State of Oregon. The Agency serves residents of Lane County including City of Eugene and City of Springfield. HACSA's primary mission is to make a difference in the quality of affordable housing and related community services by providing safe, affordable, energy-efficient housing for all low-income residents of Lane County. The Agency is motivated to preserve affordable housing by its strong commitment to rehabbing existing developments, as well as its noticeable weatherization program. Furthermore HACSA provides an array of resident services focused on self-sufficiency and aging in place through partnerships with more than 30 community based organizations.

HACSA is happy to commit to the following:

- Promotion of the tool kit, advocacy, and active participation in the working group.
- Community outreach, when a significant portion of a mobile home park becomes at risk of closure, HACSA staff can provide onsite orientation and information sessions on its programs and eligibility criteria, including assistance in completing an application and placing on the waitlist.
- Market wait list openings to residents of mobile home parks.
- HACSA's Weatherization program can conduct specific information sessions on their services at selected mobile home parks.

Signed: 
Jacob Fox, Executive Director of HACSA

9.8.16
Date