



Rural Development • Rural Business & Cooperative Service • Rural Cooperative Development Grant Program

Manufactured Housing Cooperative Gives Members Control Over Their Community’s Future

The residents of a small neighborhood in Boardman, Oregon, are ensuring the future of their community by purchasing the 127-unit mobile home park and operating it as a cooperative. Members of Bella Vista Estates now have a voice in decisions that impact their neighborhood. And not only does the cooperative improve the economic security and quality of life for its members, it also helps to stabilize the greater community by preserving access to safe, affordable housing.

Each household now has a vote on the community’s rent and budget, site management activities, and upgrades while a six-member board runs day-to-day operations. “Instead of one person making tenant laws, now we all have a say,” said Cooperative President Brenda Profitt. “We now have a vested interest in maintaining the park.”

The resident group received help from Community And Shelter Assistance Corporation of Oregon (CASA of Oregon) in securing \$3.15 million from Banner Bank and Rural Community Assistance Corporation for the purchase of the park, as well as tax credits from Oregon Housing and Community Services. Through the Rural Cooperative Development Grant Program administered by USDA Rural Development, CASA of Oregon received \$468,230 to support its work with Bella Vista Estates and six other manufactured housing cooperatives in the state. Not only did CASA of Oregon help to establish the co-ops, it also provides ongoing technical assistance and training to ensure their continued success.

The largest resident-owned community formed to date in Oregon, Bella Vista Estates ensures that residents, many of whom are agricultural workers, are able to secure housing near their places of work and enjoy stable, affordable housing costs.

Some of the co-op’s first priorities were to resurface roads and improve the condition of individual lots. Overall, the residents want to ensure the park remains affordable while improving its livability and curb appeal, and now that they own the park as a cooperative, they have the ability to do just that.



From left to right: Bella Vista Estates Cooperative Vice President Nicolas Quiroga and President Brenda Profitt standing in front of a play area at the center of the neighborhood.

Obligation Amount:	\$147,200 grant (2013); \$121,030 grant (2014); and \$200,000 grant (2015)
Date of Obligation:	2013, 2014, and 2015
Congressional District:	Representatives Bonamici, Walden, and DeFazio; Districts 1, 2, and 4 Senators Wyden and Merkley
Partners:	CASA of Oregon, Banner Bank, Rural Community Assistance Corporation, and Oregon Housing and Community Services
Demographics:	127 families living at Bella Vista Estates Cooperative, and residents of six other manufactured housing co-ops in rural Curry, Deschutes, Douglas, Lane, Morrow, and Yamhill counties
Impact:	Residents of mobile home park gain voice in decisions impacting their community; revenue is reinvested in park; 127 affordable manufactured homes are preserved for working families