



December 2015 Eblast

Welcome to the December 2015 Eblast from the National Manufactured Home Owners Association (NMHOA). Please share these monthly Eblasts with as many home owners and other interested individuals as you have on your email list. The Eblast is an important way for NMHOA to share exciting news from across the country.

Thank You – NMHOA is excited to welcome new members this month from **Alaska, Delaware, and Washington**. Your support and commitment to NMHOA are very much appreciated. In fact **NMHOA is thrilled to report that 100 new individual members joined NMHOA in 2015** – we welcome each and every one of you to NMHOA and look forward to working with all of you in 2016.

Giving Tuesday December 1 – 31 - NMHOA board and staff give heartfelt thanks to everyone who donated to NMHOA during our Giving Tuesday fundraising campaign. We are thrilled to report that a whopping **\$12,908** has been donated to date. We had hoped to reach a goal of \$15,000 so if you would like to make a contribution of any amount, it is not too late. You may mail a check, made out to NMHOA, to PO Box 22346, Seattle WA 98122, or donate here: <http://www.nmhoa.org/giving-tuesday.html> Thank you so much.

National Community Land Trust Network Annual Conference, Lexington Kentucky, - NMHOA Executive Director, Ishbel Dickens, was invited to the National Community Land Trust (NCLT) conference held in Lexington, Kentucky, in October. She was one of a panel of experts (including Doug Ryan, CFED; Cathy Haigh, ROC USA; Harold Simon, Shelterforce) invited to share their knowledge with community land trust staff and board members as they consider the possibility of adding the preservation of manufactured housing communities to their portfolios.

Ishbel sees community land trusts and manufactured housing communities as natural partners – what better combination than benevolent non-profit ownership and stewardship of the land directly tied to home owners who desire long-term security of tenure and affordable rents.

It is exciting to note that alternative preservation models are providing additional options for homeowners' associations who are working to save their communities. We now have resident-owned communities, non-profit and housing authority owned communities, and community land trust communities. Homeowners now have choices when they want to save their parks. With 50,000 land-lease communities across the country there are plenty of opportunities for any one of these models to be the right fit and the playing field is big enough for all of them to go to scale without feeling the need to compete against each other for any particular preservation project.

Welcome to the field, **NCLT** – NMHOA is here to assist you in any way we can.

Good News from Congress – In early December, NMHOA members were asked to contact their U.S. Senators regarding Section 909 of S. 1910 – the section of the Appropriations bill that would have greatly weakened the Dodd Frank Act's consumer protections.

Many thanks to those of you who took the time to make those calls.

The good news is that on December 15th, Congress agreed to a spending bill that: 1. Would prevent the federal government from shutting down later this week; and 2. Removed any reference to policy riders that would undercut the financial and lending reforms enacted by the 2010 Dodd–Frank Wall Street Reform and Consumer Protection Act.

Among the bills that Congress left out of the appropriations bill is H.R. 650/S. 682, the manufactured housing industry-written bill that would undercut consumer protections on high-cost loans and loan product steering. (I.e. Section 909) This is a victory for consumers. However, we will need to remain vigilant in 2016 since H.R. 650 had passed the full House, and a Senate committee, earlier this session, so the threat remains real.

Presidents' Connection – As many of you know, Kylin Parks, NMHOA Community Organizer, hosts monthly conference calls for the presidents (or their designee) of our state association members – this is an excellent opportunity for people to learn from each other and to share successes as well as challenges for collective problem solving. If your state is not yet represented on these calls, please contact Kylin at: kylin@nmhoa.org The calls are held on the third Wednesday of

the month at noon (Eastern). Upcoming topics include: January – state association networking; February – Membership and Retention; and March – Education through Effective Communication.

Members only – please keep in mind that NMHOA members receive an additional eblast every month – *i'mPOWERED* - this is an educational publication with useful information related to board governance, health and safety reminder for manufactured homeowners, and other helpful articles. There is also a **Did You Know** section and an **Ask Ishbel** section – so if you have questions about anything related to manufactured home living and you are a member of NMHOA, please do not hesitate to contact Ishbel: ishbel@nmhoa.org with your burning question. A membership form is attached for your convenience.

Last words for December – Congratulations to **Gary Miller** (NMHOA Board member and President of MHOA-NJ) and **Charles Onsum** (WI) who have both recently been appointed to HUD's Manufactured Housing Consensus Committee where they will represent home owners.

Finally, many thanks to **Elizabeth Hill**, who until today has been NMHOA's Communications Assistant, ably updating our facebook page and website as well as ensuring that all members received their monthly *i'mPOWERED* eblast. We wish Liz every success in the next phase of her life's journey.

You can read all about NMHOA at the NMHOA webpage: www.nmhoa.org and please "like" our facebook page: <http://www.facebook.com/NationalManufacturedHomeOwnersAssociation>

NMHOA Board and Staff send you best wishes for a Happy and Healthy New Year.

If there are stories or legislative successes from your state that you would like to share through the Eblast, please contact NMHOA Executive Director, Ishbel Dickens at: ishbel@nmhoa.org – your story will inspire others.