

# **December 2021 E-Blast**

Welcome to the December 2021 E-blast from the **National Manufactured Home Owners Association (NMHOA)**. Please share these monthly E-blasts with as many home owners and other interested individuals as you have on your email list. The E-blast is an important way for NMHOA to share exciting news from across the country.

**Thank You!** – NMHOA is excited to welcome many new and renewing members. We thank you very much for your support and commitment to NMHOA!

## **NMHOA Web Address:**

**[www.manufacturedhomeowners.us](http://www.manufacturedhomeowners.us)**

## **“Build Back Better Act,” including manufactured housing, on hold**

The federal **Build Back Better Act** ([H.R. 5376](#)) passed the U.S. House of Representatives on November 19, but stalled in the U.S. Senate after Sen. Joe Manchin (D-WV) publicly stated that he does not support the legislation, which puts the future of this proposal in doubt since only Democratic lawmakers are expected to support it.

The proposal currently identifies \$1.75 trillion in federal spending in a variety of areas, including universal preschool, expanded Medicare benefits, support for clean energy production and use, and affordable housing. The version passed by the House invests \$150 billion in affordable housing priorities, such as: \$25 billion to expand rental assistance; \$65 billion to preserve public housing; and \$15 billion to build and preserve homes through the national Housing Trust Fund.

The BBB Act also includes a new \$500 million **Manufactured Housing Improvement Grant** program, in order to address critical health and safety issues. To be eligible for an improvement grant, a community must either be resident-owned or enter into a binding agreement to be maintained as a manufactured home community and remain affordable for low-income families.

## **Despite legal protections landlords continued evictions**

A survey of legal aid attorneys by the National Housing Law Project (NHLP) found that many landlords continued to evict renters despite available emergency rental assistance (ERA). The findings, detailed in “[Evictions Survey: What’s Happening on the Ground](#),” indicate that landlords are engaging in other harmful and fraudulent acts as well, such as deferring maintenance to the point where units are uninhabitable, accepting ERA funds while still evicting tenants, and changing the terms of leases or making up lease violations to evict tenants.

The NLHP report recommend specific actions to address these problems, including stronger landlord-tenant protections, changing ERA programs to require lease renewals and non-eviction pledges, and creating eviction diversion-programs. Read more about the research and recommendations [HERE](#).

## **National Low-Income Housing Coalition Policy Forum 2022**

**The National Low-Income Housing Coalition (NLIHC)** will hold its **Virtual Housing Policy Forum 2022: Achieving Housing Justice** on March 22-23, 2022. It will run 12:30-5:30 pm ET on March 22 and 1:00-5:30 pm ET on March 23. The forum will feature keynote speakers and panels on:

- Racial Equity and Housing Justice with MacArthur Genius Awardee LaToya Ruby Frazier
- The HoUSed Campaign for Universal, Stable, Affordable Housing – Progress To-Date and Road Ahead
- Capitol Hill Insiders Panel
- Ending Rental Arrears to Stop Evictions
- Achieving Renter Protections
- Expanding the Multi-Sector Affordable Housing Movement
- Best Practices in Organizing
- Discussions with Members of Congress and Senior Administration Officials.

The forum will also provide interactive sessions on: Our Homes, Our Votes 2022: Non-partisan Voter and Candidate Engagement; Disaster Housing Recovery; Effective Media/Social Media Strategies & Practices; and Anti-Racism, Equity, Diversity, and Inclusion.

[Register Today](#)

## **Guidelines for Emergency Rental Assistance**

Around the country, there are at least 300 emergency rental assistance programs, including 40 statewide programs, which are funded through the \$25 billion federal **Emergency Rental Assistance** (ERA) program. A database of these state and local programs can be found [HERE](#).

The U.S. Department of the Treasury and the White House has published [guidance](#) and a [summary](#) outlining how the programs are to be set up and administered by the states, including:

- **Direct-to-Tenant Assistance:** State programs are required to offer assistance directly to renters if landlords choose not to participate.
- **Self-Attestation:** The new guidance strongly discourages ERA programs from establishing burdensome documentation requirements and allows [alternative ways to verify eligibility](#).
- **Prioritizing Households with the Greatest Needs:** ERA state programs must report on how they will meet the statutory requirement to prioritize households with the lowest incomes.
- **Federally Assisted Households:** The new guidance prohibits ERA programs from denying assistance to federally assisted households, noting that doing so may violate civil rights laws.

## **Stay informed about the Coronavirus**

All forms of media are now dominated with information about the coronavirus, but [some less reputable sources are spreading incomplete, misleading, false, or even malicious information](#). Stay informed but make sure that you are relying on reputable sources and, ideally, confirming the information with at least two sources. A couple of the best sources are the [Center for Disease Control and Prevention \(CDC\)](#) and [your own state health department](#).

**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 reminders for manufactured homeowners, and other helpful articles. There is also a **Did You Know** section and an **Ask Dave** section – so if you have questions about anything related to manufactured home living and you are a member of NMHOA, please contact Dave at [david.r.anderson.nmhoa@gmail.com](mailto:david.r.anderson.nmhoa@gmail.com) with your burning questions. For your convenience, a membership form is a click away at: <http://www.manufacturedhomeowners.us/membership.html>

You can read all about NMHOA at the NMHOA webpage: <http://www.manufacturedhomeowners.us/> and please “like” our facebook page: <http://www.facebook.com/NationalManufacturedHomeOwnersAssociation>

**If there are stories or legislative successes from your state you would like to share through our E-blasts, please contact NMHOA Executive Director, Dave Anderson at: [david.r.anderson.nmhoa@gmail.com](mailto:david.r.anderson.nmhoa@gmail.com). Your story will inspire and educate others.**