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**National Manufactured Home Owners Association**



**i'mPOWERED! Vol. 1.9 May 2015**



**NMHOA's President Tim Sheahan Welcomes You to i'mPOWERED!**

Welcome to NMHOA's educational series, i'mPOWERED!. As they say, "knowledge is power," which inspired NMHOA to create a new and distinctive name for this service that combines the three words I-am-empowered.

This month, our featured article outlines a plan for how NMHOA intends to help empower MH owners to create safer living conditions in their homes and

**DID YOU KNOW**



A recent Dept. of Housing and Human Development (HUD) report revealed that in 2013 nearly 8 million lower-income Americans paid more than 50% of their monthly income in rent. In addition, in 2014 home ownership levels fell to a 20 year low.

Some manufactured

communities. All too often, headlines in the newspaper, on television or via the Internet report about tragic deaths relating to manufactured home fires that engulfed homes in a matter of a few minutes. Since we feel fires are a significant threat, we are partnering with fire prevention and safety groups to educate our constituency in the hope of preventing fires and saving lives. Please join us by being proactive in your own community to educate your neighbors and encourage responsible fire prevention/detection practices and thoughtful planning for how to escape a burning home.

Yours in solidarity,

Tim Sheahan,  
NMHOA President

## Home Fire Preparedness

*By: Ishbel Dickens*

The Board of Directors of NMHOA is pleased to announce that we have voted to join the American Red Cross in support of the Home Fire Preparedness Campaign and its goal to reduce the number of deaths and injuries caused by home fires by 25% in five years. Achieving this goal is beyond the means of any one organization. Together, we need to build and strengthen existing coalitions of local fire departments, houses of worship, businesses, schools, public health departments, social service agencies, neighborhood leaders, private sector and additional stakeholders to target campaign efforts and reach households most likely to experience a fire. At the local level, there might currently be resources for providing homeowners with smoke detectors and possibly carbon monoxide detectors, which provides a head start in some areas.

Home fires kill an average of seven people every day. Every 40 minutes, an injury from a home fire is reported. Roughly 1,000 times every day, fire

housing industry executives have used these statistics to highlight the need for HUD to encourage more support for the manufactured housing industry, claiming that manufactured home ownership is the answer to the above problem of lack of affordable home ownership.

However, these industry proponents neglect to point out that ownership of a manufactured home in an investor-owned community will not solve the problem – indeed many manufactured home owners are paying a lot more than 50% of their incomes in rent as they struggle to avoid economic eviction.

Until we have long-term security of tenure, rent stabilization, and financing options that make the purchase of a manufactured home a viable investment for lower-income households, more and more families will look elsewhere and ultimately manufactured housing communities will cease to exist.

It could be otherwise. NMHOA welcomes the opportunity to work with the manufactured housing industry to bring about much needed change that will benefit everyone.

departments are called to a home fire. Home structure fires cause roughly \$7 billion in direct property damage per year, or an average of more than \$20,000 per fire. We have an opportunity to make a difference in our communities and save lives tragically lost due to home fires. We agree to work together and look forward to supporting local coalitions to promote fulfillment of the following cornerstone elements of this strategy:

1) Door-to-door installation of smoke alarms and completion of a home-safety checklist and plan in vulnerable neighborhoods;

2) Engagement of youth in classrooms and after school with technology, challenges, and science-based education;

3) A marketing and public relations campaign to motivate people to take action to save themselves, their families, and their neighbors by checking smoke alarms and practicing evacuating when the alarm goes off.

Proper smoke alarm installation is critical to reducing home fire deaths. Working together, we will support the formation of local coalitions to identify and reach neighborhoods most vulnerable to experiencing a home fire and install up to 500,000 smoke alarms across the country each year. National Fire Protection Association (NFPA) estimates that the 4% of homes without smoke alarms represent more than one quarter of reported home fires and more than one-third of home fire deaths. Working smoke alarms cut the risk of dying in a fire in half.

Youth engagement will include school- and after-school-based programs aimed at educating young people about fire safety, a youth-oriented smart phone app that will make learning about disasters fun and a youth challenge aimed at harnessing the creativity of



### **NMHOA Annual Convention**

**SAVE THE DATE:** The NMHOA Annual Convention will be held October 24 & 25 in Minneapolis, MN. Our location and other details will follow soon, and you will be able to get updated information and register on our website [HERE](#).



### **ASK ISHBEL**

*Q. What can I do when my landlord hands out a bunch of comply/vacate notices?*

A. My first response to this question, would be, "it depends." I would then want to know which state you live in, what kind of rental agreement you signed and specific terms in the rental agreement. I would ask

America's young people to solve the complex problems around home-fire prevention.

Finally, the marketing campaign will support the strategy by encouraging individuals who feel responsible for others to test their smoke alarms and know their escape plans. NFPA reports almost one-quarter of home fire deaths resulted from fires in which smoke alarms failed to operate, usually due to missing, disconnected or dead batteries. Fire science further reveals that people may have as little as two minutes to evacuate after a fire starts.

We are committed to work together to seek and provide the collective resources needed to fulfill the cornerstone elements of this strategy and look forward to supporting the formation of local coalitions to implement the outreach to households, youth, and the community to realize the goal of reducing the tragic loss of life from home fires.



As a Member, you have access to more resources. Archives for i'mPOWERED! are kept on [NMHOA's website](#). Log in to i'mPOWERED! from the main menu using the password: MHO2000\*

these questions because as most of you are probably aware, the majority of states have statutes that govern the relationship between the home owner and the community owner. Each state's statute is unique and what applies in one state may be very different in another. Indeed, local ordinances within a state may also create different responses to the same situation when one occurs in a particular jurisdiction and not another.

I point this out simply because I worry that well-meaning home owners may offer advice to someone that may end up not being very helpful and potentially could be counter-productive. If you have a question about how to deal with an act carried out by your landlord that you suspect is discriminatory, retaliatory and/or against the laws of your state, PLEASE, contact the NMHOA office (ishbel@nmhoa.org) rather than simply relying on advice from someone especially if they live out of your state.

NMHOA can connect you



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with resources and experts in your state, including NMHOA board members, provide you with a link to your state's statutes, and make sure that the advice you are given does not constitute the unauthorized practice of law.

*If you have a question for Ishbel, please email it to her at: [ishbel@nmhoa.org](mailto:ishbel@nmhoa.org)*

Donate to NMHOA



### National Manufactured Home Owners Association

*The mission of the National Manufactured Home Owners Association (NMHOA) is to promote, represent, preserve, and enhance the rights and interests of manufactured home-owners throughout the United States.*



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