

## Organize for Power with NMHOA!

Families living in manufactured homes in the United States are **10 million strong**, yet consistently struggle against a host of injustices and are often treated as second-class citizens. **Join other homeowners to create real solutions to:**

- Parks closing when developers or cities prioritize condos, big box developments, or road projects ahead of your homes.
- Community owners acting like slumlords and making no repairs or improvements to your communities.
- The loss of affordability due to unreasonable rent increases, poor financing options, and predatory lending practices.
- Stereotypes or ignorance of what is manufactured housing is, what it offers, and the families who call it home.
- Federal, state, and local government not prioritizing manufactured housing as a real affordable housing option.
- Homeowner associations operating with little or no dedicated resources or staff. And decisions about how to use the resources that are being devoted to improving manufactured home communities not being made by homeowners.
- Racial discrimination in manufactured home communities, including denied tenancy, higher rents, fewer amenities, and harassment.

More than half the states have statewide homeownership associations and NMHOA is working to form associations in others. We can make an enormous impact, but NMHOA is only as strong as its members are active.



## Manufactured Homes are Important!

Manufactured housing is a uniquely powerful strategy not only for affordable housing, but also sustainable home ownership and wealth building.

- 17 million people, in the United States, live in manufactured homes
- There are approximately 6.8 million manufactured homes in the U.S and 2.9 million of them (43%) are situated in an estimate 55,000 land lease (privately owned) communities
- The homes are more affordable than site-built homes. In 2016, the average sales price of a new manufactured home was \$74,200 compared to an average of \$296,400 for a newly constructed single-family home.
- The average cost per square foot for a new manufactured home is \$47.55, compared to a cost of \$100.65 for a new site-built home.
- New model homes are as well-constructed as their site-built counterparts, with similar longevity and deterioration rates.
- The cost to rent a lot for a two- or three-bedroom manufactured home can be half of what it costs to rent a one-bedroom apartment.
- Manufactured housing is not only the largest source of affordable housing (more households than HUD subsidized units and USDA's Rural Development units, combined) but it is also a naturally-occurring source of affordable housing that exists without any subsidy.

Many families who live in parks are very low-income, working poor, and recent immigrants. Many of these families cannot afford to live anywhere else, if their park closes, or if they are evicted.



National Manufactured Home  
Owners Association  
2380 Wycliff Street, Suite 200  
St. Paul, MN 55114

## NATIONAL MANUFACTURED HOME OWNERS ASSOCIATION



National Manufactured Home Owners Association

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# NMHOA

## Who Are We

We are the nation-wide membership based organization representing and advocating for manufactured home owners.

## Mission

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.

## Vision

Among the basic principles fought for by the founding fathers of this country was that of basic property rights. The owner of a manufactured home shares the same tangible investment as does the owner of a one-bedroom condominium or a fifty-room mansion. NMHOA looks forward to the day when the owner of the manufactured home is accorded the same rights and privileges as the other property owners.

First and foremost is the sense of security in their community. Safeguards must be in place to ensure the home-owner's community is safe from sale and closure without the opportunity of the community to participate in its own self determination. If self determination is not achievable, home-owners should receive fair and just compensation as a result of such actions.



## NMHOA'S Programs and Goals

- Insure the constitutional and human rights of manufactured home owners in the United States
- Make manufactured housing the housing of choice, not necessity.
- Dispel the myths and misconceptions held by the public, the media and government officials about manufactured housing and its owners or residents.
- Educate manufactured home owners about national and state issues of concern.
- Develop programs and services needed by and of value to manufactured home owners or prospective homeowners.
- Support passage, at the national and state levels, of laws to protect and enhance the rights of manufactured home owners.
- Monitor state and federal agencies to ensure their enforcement of existing laws designed to protect manufactured home owners.
- Improve communications between the manufactured housing industry, HUD, SAA and others with interests in manufactured home living.
- Assist states in establishing state home owner organizations to aid, guide and advise their state home owner residents.
- Provide guidance to state manufactured home owner organizations relative to individual state statutes and how individual states confront problems relating to manufactured home owners.
- Insure the equitable treatment of all manufactured home owners in the United States by assisting in securing appropriate legal advice and/or legal action when such action is of national significance.
- Empower manufactured home owners toward controlling their own destinies by promoting the idea and assisting in the development of resident owned communities when it is financially and physically feasible.
- Guarantee the treatment of manufactured home owners equal to and no different from conventional home owners in the United States.
- Support and further promote home owners' rights under the *Federal Fair Housing Act*.

## Get Involved with NMHOA



### Become an Individual / Household Member

NMHOA is a membership organization of manufactured home owners. Individual members receive the NMHOA newsletter and alerts about new and developing issues.

### Become a Community or ROC Member

NMHOA is also a membership organization of community home owner groups and resident-owned communities. Individual members receive the NMHOA newsletter and alerts about new and developing issues.

### Become a State Association Member

NMHOA is also a membership association of state home owner groups. State association members not only receive the NMHOA newsletter and alerts about new issues, but are entitled to vote on NMHOA's goals, elect our officers, and serve on our board.

### Attend the National Convention

Home owners can receive up-to-date information on issues as well as trainings to improve their leadership skills and the effectiveness of their associations. The convention also allows homeowners to share their concerns, make collective decisions, and act together.

### Become an Active Leader

Become involved in NMHOA's programs and committees, help to promote the organization, and become involved in efforts to address home owner issues and concerns.

### Contribute

Support NMHOA through an extra contribution with your membership dues.

## Membership

New Membership       Renewal

Company/Organization \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Mailing Address \_\_\_\_\_

(if Different than above)

City \_\_\_\_\_

State \_\_\_\_\_ Zip \_\_\_\_\_

Home Phone \_\_\_\_\_

Cell Phone \_\_\_\_\_

E-mail \_\_\_\_\_

Website: http:// \_\_\_\_\_

### Dues:

- \_\_\_\_ \$150 for State Association Membership
- \_\_\_\_ \$75 for first-time State Assn. Membership
- \_\_\_\_ \$35 for Community Assn / ROC Membership
- \_\_\_\_ \$15 for an Individual / Family Membership

Amount Enclosed \$ \_\_\_\_\_

Please make checks or money orders payable to MHOAA and send to the address listed on the back.

### Involvement:

I want to become involved with MHOAA by:

- Becoming involved in a MHOAA program
- Promoting MHOAA in my state
- Receiving alerts on issues that affect home owners
- Making an additional contribution

Application for Membership Accepted and Approved: \_\_\_\_\_

Date \_\_\_\_\_

Initials \_\_\_\_\_