

# October-November 2021 E-Blast

Welcome to the October-November 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)

## **Update from NMHOA's 2021 Annual Meeting**

Thank you to everyone who contributed to a great **2021 Annual Meeting!** We met virtually on November 13 with manufactured home owners from more than a dozen states, which is the second year it has taken place online. The meeting included reports and presentations from several speakers, including:

- Federal policy with **Carol Wayman, Legislative Assistant to U.S. Senator Catherine Cortez Masto** (D-NV)
- Resident-owned communities with **Kim Capen** (New England Region) and **Marjory Gilsrud** (East, Midwest & South Region), two of the national **ROC Association** board members
- Communications strategies with **Russ Watson**, author of the book, ***“Retirement in Florida – Manufactured Homes & The Land-Lease Option”***
- Resolving disputes with park management with **Nancy Inglehart**, who provides mediation services and serves on the **Oregon State Dispute Resolution Advisory Committee**

The event also included breakout rooms for small groups focused on **Opportunity to Purchase** legislation, **rent stabilization** ordinances, and **dispute/conflict resolution** processes, which were led by NMHOA board members Nancy Inglehart, Michael Pierce, Gary Miller, and Joe Sullivan. If you wish to review information from this event, the presentation slides are [HERE](#).

We also held board elections. NMHOA is governed by a 17-member board of directors, which is elected for two-year terms. Half of the positions are elected in even-numbered years. Here are the results of this year's elections:

- First Vice President – **Sandra Overlock** (Manufactured Home Federation of Massachusetts)
- ROC Vice President – **Marjory Gilsrud** (All Parks Alliance for Change)
- Treasurer – **Pat McHugh** (Nevada Association of Manufactured Home Owners)
- Northeast Region Vice President – **Joseph Sullivan** (Manufactured Home Owners' Association of NJ)
- Western Region Vice President – **Rita Loberger** (Oregon)
- At Large Members – **Linda Edelman** (Manufactured Home Owners' Association of NJ), **Nancy Inglehart** (Manufactured Housing / Oregon State Tenants Association), **Dave**

**Kruczek** (Manufactured Home Owners' Association of NJ), **Gary Lunde** (Association of Manufactured Home Owners), and Frank Pojman (Ohio)

We want to thank departing board members, **Richard Robinson** and **Janet Wendel**, for their service.

## **Federal "Build Back Better Act" includes manufactured housing**

The federal **Build Back Better Act** ([H.R. 5376](#)) passed the U.S. House of Representatives on November 19 and is currently under negotiation in the U.S. Senate. 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. It 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.

## **HUD's Manufactured Housing Committee Reviews Energy Efficiency**

The **Manufactured Housing Consensus Committee (MHCC)**, a committee of **U.S. Department of Housing & Urban Development (HUD)**, held a series of meetings on September 23, October 8, October 20, and November 19. The meetings focused on the **U.S. Department of Energy (DOE)** proposal regarding new energy standards for manufactured housing pursuant to the **Energy Independence and Security Act of 2007 (EISA)**.

MHCC is a committee of U.S. Department of Housing & Urban Development (HUD). NMHOA has four board members and staff represented on MHCC. The full committee meet to evaluate and respond to the U.S. DOE's energy efficiency standards, which are posted here:

<https://www.regulations.gov/document/EERE-2009-BT-BC-0021-1380>

## **U.S. DOE proposed changes to energy efficiency standards**

The **Energy Independence and Security Act of 2007 (EISA)** directed the **U.S. Department of Energy (DOE)** to establish energy conservation standards for manufactured housing based on the most recent version of the **International Energy Conservation Code (IECC)**.

DOE proposed a tiered approach to address affordability and cost-effectiveness concerns with respect to energy cost savings and the cost of efficiency improvements relative to the retail price of manufactured housing. DOE is proposing energy efficiency standards for manufactured homes related to the building thermal envelope; air sealing; installation of insulation; duct sealing; heating, ventilation and air conditioning (HVAC); service hot water systems; mechanical ventilation fan efficacy; and heating and cooling equipment sizing.

Comments were due by November 26, 2021. NMHOA was among the 234 groups and individuals that submitted comments. Those comments are can viewed here:

<https://www.regulations.gov/document/EERE-2009-BT-BC-0021-1380/comment>

## **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.**