National Manufactured Home Owners Association

November / December 2023 E-Blast

Welcome to the November / December 2023 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 yo very much for your support and commitment to NMHOA!

Congress takes Holiday Recess without final 2024 federal budge

Congress adjourned for the holiday recess without agreeing on the overall spending amounts for the appropriations bills that make up the federal budget. Little time is left for lawmakers to work out the details of the annual spending bills when they reconvene the week of January 8. O November 15, Congress passed and **President Biden** signed into law a two-tier stopgap funding bill to keep some federal programs – including **U.S. Department of Housing and Urb Development (HUD) programs** – funded through January 19 and other programs funded through February 2.

The **Senate** has passed three of the 12 annual spending bills, including the FY24 bill for **Transportation, Housing and Urban Development (THUD),** while the **U.S. House of Representatives** has passed seven spending bills, but the chambers provide vastly different funding levels for federal programs. **Speaker Mike Johnson** (R-LA) recently proposed a full-year **continuing resolution (CR)** which would extend 2023 spending levels into 2024. Since housing costs continue to rise, no adjustment in HUD funding means supporting 700,000 fewe households with housing assistance and funding the construction of 3,000 units of affordable housing.

The **National Low Income Housing Coalition (NLIHC)** provides a full **analysis** and updated **budget chart** for the House proposal and the **Senate proposal.**

CALL TO ACTION: Urge Congress to support the PRICE Program

In December 2022, **Congress** and **President Biden** established the **Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Act,** which sets aside $225 million to preserve and improve manufactured home communities. The **PRICE Program** became the first federal program with dedicated funding for manufactured home park communities and the 8.5 million families who call them home.

The funds are available for a variety of uses with the primary purpose being to bring community infrastructure up to code. Infrastructure improvements can include upgrading water, sewer, septic and electric systems, and repairing roads, storm water drainage and sidewalks. Funds a also available for resident community purchases, eviction prevention, relocation assistance, upgrading or adding storm shelters, and home improvements, such as removing abandoned ar blighted homes, and improving foundations.

Urge Congress to Support Continued Funding: Sample E-Mail and Phone Messages

SAVE THE DATE: NMHOA's 2024 Manufactured Housing Advocacy Week, March 11-15

NMHOA will hold its virtual **2024 Manufactured Housing Advocacy Week** the week of March 11-15. During this week, virtual meetings will be scheduled between manufactured home owne and their members of Congress. We will schedule the meetings, and you will be able to meet with your U.S. Senators and U.S. Representatives from the comfort of your own home.

NMHOA will hold a training session before the advocacy week covering the specific manufactured housing bills and providing tips for holding meetings with members of Congress. Factsheets will also be provided that describe each of the bills. More information will be shared about this event in the coming months.

Manufactured housing eligible for HUD grant funds

The **U.S. Department of Housing and Urban Development (HUD)** announced updated and expanded guidance on housing activities funded through the **Community Development Block Grant (CDBG) program**. Manufactured housing that is part of a community's permanent housing stock are eligible for acquisition or direct homeownership assistance through the program.

HUD hosted a series of webinars to explain how manufactured housing can access CDBG func to meet affordable housing needs. The materials and recordings can be viewed **HERE**.

GAO Report: Action needed by HUD to expand financing options for manufactured housing

The **U.S. Government Accountability Office (GAO)** released a **report** describing the state of manufactured home financing options and making recommendations. Manufactured housing ca be an affordable option for lower-income homebuyers, but borrowers may not qualify for mortgages and might turn to other kinds of financing with less favorable rates and terms. While several federal agencies have created new or modified existing loan programs to help manufactured home borrowers, few personal property loans (the most common form of financing) have been made.

The **Departments of Housing and Urban Development (HUD), Veterans Affairs, and Agriculture** administer loan programs for manufactured housing. Other federal entities provide support for financing options in other ways. **Ginnie Mae** guarantees securities backed by federally insured mortgages, and **Fannie Mae** and **Freddie Mac** purchase mortgages that are not federally guaranteed and securitize them.

The GAO report made two recommendations—one each to the **Federal Housing Administration** and Ginnie Mae (entities in HUD)—to implement already planned changes to increase financing options for manufactured homes, including identifying options for greater securitization of mortgage and personal property loans, and, most importantly, to establish concrete timeframes and milestones for when those actions will be taken.

Manufactured home lot rent price-fixing lawsuit amended

On December 15, the prospective class action lawsuit originally filed in **Chicago federal court** on August 31 was amended to include additional plaintiffs and allegations. The lawsuit was filed against **Datacomp Appraisal Systems** and nine other companies that own or have controlling interests in more than 150 housing communities across the country. As outlined in th original **85-page filing**, the lawsuit seeks to stop the defendants' alleged price-coordination efforts. It also seeks triple damages and other remedies.

Originally filed by attorneys at DiCello Levitt and Hausfeld, the lawsuit has been joined by several other law firms and alleges that the corporate owners shared competitively sensitive information about lot rentals and occupancy via industry reports from Datacomp. That information, according to the lawsuit, allowed the defendants to coordinate their prices in violation of U.S. antitrust law. (The arguments of the case are summarized in more detail **HERE**.)

Chicago-based **Equity LifeStyle Properties**, which bought Datacomp in 2021 for $43 million; Michigan-based **RHP Properties**, which bills itself as the country's largest privately-held manufactured home community owner with assets of more than $6 billion; **Inspire Communities** in Phoenix, owned by private equity firm Apollo Global Management; **Kingsley Management** in Provo, Utah; **Hometown America Management** in Chicago; Michigan's **Sun Communities**, a real estate investment trust; **Lakeshore Communities** in Illinois; **YES! Communities** in Denver, which is partially owned by private equity firm Stockbridge Capital Group; and **Cal-Am Properties** in Costa Mesa.

The lawsuit adds to a growing number of cases that allege pricing-fixing through shared market data among competitors. Dozens of cases that were consolidated in **Tennessee federal**

court earlier this year accuse apartment data and analytics company **RealPage** of conspiring with real estate firms to drive up multifamily rental and student housing rates.

Thank you to our supporters!

NMHOA is a member-based organization of manufactured home owners. The **support we get from our members is critical** to our continued work on behalf of the 22 million people who live in manufactured homes. In addition, **we also receive generous support in the form of grants, sponsorships, and advertisements** from other sources, including recently receiving support from Resident-Owned Communities USA (ROC USA), the Next Step Network, and the Catholic Campaign for Human Development.

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**.

You can read all about NMHOA at
the NMHOA webpage: http://www.nmhoa.org/ 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: dave.anderson@nmhoa.org. Your story will inspire and educate others.

QUESTIONS?
Call 202-800-9795 or
e-mail admin@nmhoa.org