National Manufactured Home Owners Association

October 2023 E-Blast

Welcome to the October 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!

Update from NMHOA's 2023 Annual Meeting

Thank you to everyone who contributed to a great **2023 Annual Meeting**! We met virtually on October 21 with 40 manufactured home owners joining us from around the country; making this our fourth year holding the meetings online. The meeting included several reports and presentations, including:

- Representatives of **State Attorney General's Offices** discussed their role in enforcing the rights of manufactured home owners, including **Bennett Hartz**, Assistant Attorney General, from the **Office of the Minnesota Attorney General** and **Sebastian Miller**, Assistant Attorney General, and **Cynthia Lockridge**, Public Service Programs, from the **Office of the Washington Attorney General**. To help with enforcement, resident home owners were encouraged to understand their rights, compare notes and work together, document and report shared problems, and encourage everyone to file reports.
- In August, a **class action lawsuit** was filed in federal court alleging price-fixing in manufactured home lot rents under the **Sherman Antitrust Act**. We discussed recen trends in manufactured home community ownership and lot rents; local, state, and federal policies designed to regulate or stabilize lot rents; and development of the clas action lawsuit.
- There were reports on **federal manufactured housing bills** and home owners were encouraged to take action in support of the **Preservation and Reinvestment Initiativ for Community Enhancement (PRICE) Program**, the **Manufactured Housing Tenant's Bill of Rights Act**, the **Fair Manufactured Housing Lending Act**, and the **Frank Adelmann Manufactured Housing Community Sustainability Act**.

If you wish to review information for this event, the agenda is **HERE** and the presentation slides are **HERE**.

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. The positions up for election this yea include:

- First Vice President – **Joseph Sullivan** (Manufactured Home Owners' Association of NJ
- Treasurer – **Pat McHugh** (Nevada Association of Manufactured Home Owners)
- Northeast Region Vice President – **Dave Kruczek** (Manufactured Home Owners' Association of NJ)
- West Region Vice President – **Rita Loberger** (Oregon)
- At Large Members – **Nancy Inglehart** (Manufactured Housing / Oregon State Tenants Association), **Mary Jo Baretich** (Golden State Manufactured–Home Owners League)

Congress again faces possible government shutdown over federal budget

On September 30, **Congress** passed, and **President Biden** signed, a short-term **continuing resolution** (CR) that continues to fund the federal government through November 17. The CR maintains the previously appropriated year's level of funding for federal programs for 45 days, giving lawmakers more time to reach an agreement on full-year appropriations bills. If Congres does not approve final spending bills, we will again face the risk of a government shutdown.

Action to approve a budget was delayed until the **U.S. House of Representatives** elected a new Speaker to replace Kevin McCarthy (R-CA), who was ousted from his leadership position i part because of the CR. Even though action has resumed, the road to a final **Transportation, Housing and Urban Development** (THUD) spending bill for fiscal year (FY) 2024 will still be a difficult one.

The House version proposes funding HUD at $68.2 billion, a $6.4 billion (or roughly 10%) increase to HUD programs over previously enacted levels, while the **Senate** proposes $70.06 billion, an increase of $8.26 billion (roughly 13%) from FY23. HUD needs an approximately $13 billion increase in funding over current levels, however, just to maintain existing assistance. The **National Low Income Housing Coalition (NLIHC)** provides a full **analysis** ar updated **budget chart** for the House proposal and the **Senate proposal.**

CALL TO ACTION: Support federal manufactured housing bills

Manufactured homeowners across the nation are organizing for justice. For far too long residents have been treated as second-class citizens by public officials, businesses, park owners, and the media. The results are park closings, deteriorating living conditions, and the al too familiar stereotypes used to marginalize our communities.

Please join us in calling on members of Congress to support of critically important federal bills supporting manufactured home owners, including:

- **Manufactured Housing Tenant's Bill of Rights Act** – The bill requires community owners meet certain conditions for federally-backed loans, including: one-year renewable leases, except for good cause; 60-days' notice of rent increases, park sales and park closures; a five-day rent payment grace period; and a right to sell a manufactured home after eviction.
- **Fair Manufactured Housing Lending Act** – The bill repeals the 2018 exemption manufactured housing retailers were given to the Truth in Lending Act, which meant they were no longer defined them as mortgage originators, and strong manufactured home buyer protections were replace with ineffective disclosure requirements.
- **Frank Adelmann Manufactured Housing Community Sustainability Act** – The bill provides a tax credit of 75% of gain from the sale or exchange of real property to a qualified cooperative or nonprofit organization.
- **PRICE Program Funding** – Congress established the Preservation and Reinvestment Initiative for Community Enhancement (PRICE) program in December. It provides HU with $225 million for manufactured home park infrastructure grants. We support funding for 2024.

Sample E-Mail and Phone Messages

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

NMHOA will hold its 2024 virtual Manufactured Housing Advocacy Week the week of March 11 15. During this week, virtual meetings will be scheduled between manufactured home owners 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.

Get involved with NMHOA and join upcoming meetings

Manufactured home owners can get involved with NMHOA in many ways beyond just attending our Annual Meeting. For example, here are some of our regular monthly:

- **NMHOA's Legislative Committee** meets the first Wednesday of every month at 8:00 p.m. Eastern Time. (**Zoom link**)
- **NMHOA's informal "Coffee Talks,"** which are open to any topic, typically convene on the second or third Tuesday of every month at 8:00 p.m. Eastern Time. (**Zoom link**)
- **NMHOA's Board of Directors** meets the third Wednesday of every month at 8:00 p.m. Eastern Time. (E-mail the executive director, at **dave.anderson@nmhoa.org**, for information on how to join those meetings.)

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