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National Manufactured Home Owners Association

January 2023 E-Blast

Welcome to the January 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 you very much for your support and commitment to NMHOA!

The **NMHOA web site address is now:**
www.nmhoa.org

NMHOA recently redesigned and expanded our web site. Please take a minute to [complete a survey \(click here\)](#) about how we can use our web site, newsletter, and social media to provide you with better information and opportunities for engagement. **Let us know what you think!**

Federal park infrastructure grant program becomes law

It finally happened – Congress passed a **2023 federal budget** on December 23 and President Biden signed it on December 29. The \$1.7 omnibus spending bill

Housing and Urban Development Appropriations Bill, which includes an important win for manufactured housing.

When the federal budget was approved, so was the **Manufactured Housing Community Improvement Grant Program Act** ([S.3188](#) / [H.R.3332](#)), a new federal pilot program designed to preserve and revitalize manufactured housing communities. The first-of-its-kind federal program is a proposal authored by **U.S. Senator Catherine Cortez Masto** (D-NV) and **U.S. Rep. Cindy Axne** (D-IA). The program provides the U.S. Department of Housing and Urban Development with \$225 million to make grants to manufactured home park communities for projects that protect the health and safety of community residents and promote the long-term sustainability of the community.

NMHOA adopts 2023 federal policy priorities

NMHOA supports manufactured home owners through proposed federal legislation, regulations, and administrative actions, both those specific to manufactured housing as well as other consumer, tenant, and home owner protections. NMHOA will continue to support bills it helped to develop or endorsed during the 2022 Congressional session, including:

- [Fair Manufactured Housing Lending Act \(H.R.3828\)](#) authored by U.S. Rep. Suzanne Bonamici (D-OR) repeals a 2018 exemption to the Truth in Lending Act granted to manufactured housing retailers that no longer defined them as mortgage originators, and therefore replaced stronger protections for manufactured home buyers with ineffective disclosure requirements.
- **Frank Adelman Manufactured Housing Community Sustainability Act** ([S.4475](#) / [H.R.7220](#)) authored by U.S. Senator Jeanne Shaheen (D-NH) and U.S. Rep. Ilhan Omar (D-MN). The bill allows a new tax credit equal to 75% of the gain from the sale or exchange of real property to a qualified manufactured home community cooperative or corporation.
- [Manufactured Housing Tenant's Bill of Rights Act \(H.R.3332\)](#) authored by U.S. Rep. Cindy Axne (D-IA), who unfortunately is no longer in office. 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.

White House releases blueprint for Renters Bill of Rights

The Biden-Harris administration released a [Blueprint for a Renters Bill of Rights](#) aiming to strengthen and enforce critical renter protections and announced new actions for federal agencies implementing housing assistance. The blueprint is aligned with five principles for renter protections, including: (1) access to safe, quality, accessible, and affordable housing; (2) clear and fair leases; (3) enforcement of renter rights and protection from unlawful discrimination and exclusion; (4) the right to organize without obstruction or harassment from landlords; and (5) eviction prevention, diversion, and relief.

Among the actions announced by the White House are:

- The Federal Housing Finance Agency (FHFA) will launch a public process to examine proposed renter protections and anti-rent gouging measures for new federally backed mortgages.
- The administration will hold quarterly meetings with renters and advocates to continue the conversation on renter protections and will launch a Resident-Centered Housing Challenge, a call to action to housing providers and other stakeholders to commit to renter protections.
- The Federal Trade Commission (FTC) and Consumer Financial Protection Bureau (CFPB) will collect information to identify unfair practices that prevent tenants from accessing or staying in housing, informing each agency's enforcement actions. This is the first time the FTC has acted on renter protections.
- The CFPB will issue guidance and coordinate with the FTC on enforcement to ensure accurate credit reporting.
- HUD will publish a notice of proposed rulemaking that would require public housing authorities and owners of project-based rental assistance properties to provide at least 30 days' advanced notice before terminating a lease due to nonpayment of rent.

Read the administration's Blueprint for a Renters Bill of Rights at: <https://bit.ly/3wrcvdN>

Read a fact sheet about the actions and Blueprint at: <http://bit.ly/3WCVcRi>

NLIHC holds 2023 Policy Forum on March 21-23

The **National Low-Income Housing Coalition** will hold “*Housing Policy Forum 2023: Onward to Housing Justice!*” on March 21-23, 2023, at the Hilton Washington DC Capitol Hill Hotel in Washington, D.C.

The forum will offer opportunities to engage with tenant and community leaders, policy experts, researchers, affordable housing practitioners, and leaders from Capitol Hill and the Biden-Harris administration about the state of the affordable housing crisis in America and its solutions.

The forum will feature keynote addresses by acclaimed sociologist **Matthew Desmond** and the **Rev. Dr. William J. Barber II**, a renowned scholar and social activist. The event will also celebrate the release of Dr. Desmond’s upcoming book, *Poverty, by America*.

[Register Now](#)

Invitation to Join NMHOA’s Legislative Committee

Manufactured home owners are encouraged to join **NMHOA’s Legislative Committee**. The committee discusses local, state, and federal legislative and policy changes. Any manufactured home owner from any state can participate in the committee.

January Committee Report

The first meeting of the year was held Wednesday, January 4. The meeting drew home owners from a number of states, including California, Colorado, Delaware, Minnesota, Texas, and Washington. Home owners discussed their work to pass local ordinances, introduce new state laws, and implement federal legislation and regulation.

We also discussed federal legislation NMHOA supported in 2022, what passed, and what will be reintroduced in 2023. NMHOA's federal legislative priorities are summarized on our web site [HERE](#).

February Committee Meeting

NMHOA's next Legislative Committee meeting will be Wednesday, February 1. Meetings are held the first Wednesday of the month, from January

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- Updates of state legislation and local ordinances
 - Discussion of local and state efforts to control rent increases
 - Action needed to support implementation of two new federal laws ([Manufactured Housing Community Improvement Grant Program Act](#) and [HUD Manufactured Housing Modernization Act](#))
 - Tips for effectively sharing your story with local, state, and federal policy makers
- [Join Legislative Committee meetings using this Zoom link](#)

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](#).

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.

[Donate to NMHOA](#)

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>

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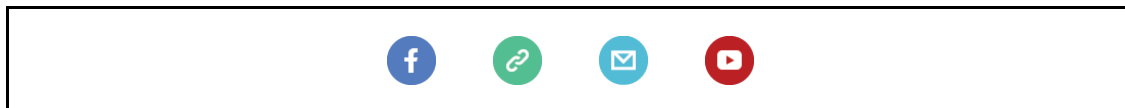
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to share through our E-blasts, please contact NMHOA Executive Director, Dave Anderson at: dave.anderson@nmhoa.org. Your story will inspire and educate others.

QUESTIONS?

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



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