

The Opportunity:

Convert Manufactured Home Parks Into Resident-Owned Communities

Manufactured home communities are an important source of affordable housing. However, many manufactured homes are in land-lease communities, in which the owner of a house leases the land it sits on. This means they are subject to potential rent increases, health hazards due to park owners not maintaining the property, and the potential sale or closure of the community.

State or local policies can ease the way for communities that want to purchase the land, creating more stable living situations for residents. State laws can require that residents have the right to purchase the community and to negotiate terms, set periods of notice, and even incentivize owners to sell to their residents.

The Who and the Why

Resident-owned communities provide manufactured homeowners with greater stability. As owners, community members also have the power to vote on and create their own community rules. Owning the land means that wealth can be built where otherwise it wouldn't be possible if the land is leased.



Nationally, people who live in manufactured housing have a median household income of **less than \$30,000**



In Colorado, **13 percent of homes in rural areas are manufactured homes** compared to 3 percent in urban areas.



2 in 5 manufactured housing owners in Denver are Latinx.



Approximately **40 percent of all manufactured homes** are in land-lease communities.

Resident-Owned Communities In Practice

- A policy known as the right of first refusal is a gold standard for those promoting the preservation of manufactured housing communities. Park owners are required to notify residents that they plan to sell the manufactured housing community, and then park owners must sell to communities if they have a reasonable offer. Such policies exist in Delaware and Massachusetts.
- In Oregon, park owners are incentivized to sell to communities: If a park is closed due to a sale, the park owner is required to pay a one-time stipend in varying amounts to the park residents to help them move.
- Some states have organizations that provide technical assistance to communities hoping to purchase their land.
- Resident Owned Communities (ROC) USA is a non-profit social venture that helps residents come together to complete the purchase of their community. ROC USA works with 200 resident owned communities in 16 states, including two in Colorado: LMP Coop and Rocky Mountain Homeowners Cooperative.

Other Ways to Support Manufactured Home Owners

Create financial protections for manufactured homeowners:

Many manufactured homeowners pay for their property through personal property loans, which have less favorable terms. State and local lawmakers can take steps to limit predatory lending practices.