



Resident Protection Program

Opportunities for Manufactured Housing Owners



Approximately half a million Pennsylvanians live in manufactured housing (aka “mobile homes”). Many live in land-lease communities, where they own their home but rent the land it sits on.

Owners in land-lease communities are threatened by:

- Rent increases
- Communities being closed and sold for “development”
- Underinvestment in community services that make life less safe, sanitary, or pleasant

Some of Your Rights as a Homeowner

- “Good Cause” eviction
- No entrance or exit fees
- The right to social and business visitors
- The right to sell your home
- Ability to choose your own vendors for underskirting and tiedowns
- Protection from retaliatory evictions for exercising these rights

Our Project

Regional Housing Legal Services (RHLS) is working with Resident Owned Communities USA (ROC USA), Pathstone, and the Pennsylvania Housing Alliance to make sure that residents of land lease manufactured housing communities are able to preserve their communities when they are going to be sold.

Organization

RHLS is working with manufactured home owners to form a statewide manufactured home owner's association. Similar organizations in other states have been critical to passing legislation to create more rights for manufactured home owners.

Financing

RHLS is working with the Pennsylvania Housing Finance Agency (PHFA) to provide bridge funding for manufactured homeowners to do preliminary investigations on the feasibility of purchasing their community.

In addition, ROC USA, a non-profit based in New Hampshire, is committed to providing financing for homeowners to purchase their communities when the park owner wishes to sell the park.

Technical Assistance

RHLS is working with Pathstone, which will provide technical assistance to homeowners planning to acquire their community, including:

- Assistance working with community owners and brokers to facilitate sales negotiations
- Due diligence to ensure each community is a good prospect for successful cooperative ownership
- Leadership and organizational development assistance for homeowners, associations and groups of residents
- Assistance with securing financing for resident purchase of communities
- Ongoing technical assistance and training to ensure long-term viability of co-ops

Legislative Change

RHLS is partnering with the Housing Alliance of Pennsylvania to change state laws to benefit manufactured homeowners.

Legal Assistance

RHLS will provide legal assistance to homeowners during the process of buying their community.

Learn More

- Visit our website at <http://rhls.org/Manufacturedhousing.asp>
- Sign up for our manufactured housing mailing list at <http://rhls.org/ManufacturedHousingMailingList.asp>

Get Involved

For more information or assistance with an issue in your community contact:

Regional Housing Legal
Services

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For additional information and resources, visit **www.rhls.org**

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Regional Housing Legal Services

is a nonprofit law firm with unmatched expertise in affordable, sustainable housing and its related components — community and economic development, utility matters and preservation of homeownership. RHLS provides innovative project and policy solutions that help create sustainable communities offering decent, safe and affordable housing for lower-income Pennsylvanians.



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