

Introduction

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.

The state legislature has recognized that homeowners in these 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

Therefore, the state legislature has passed the Manufactured Home Community Rights Act to provide extra protections for manufactured home owners.

To increase awareness of the rights of manufactured home owners, and to provide legal and technical assistance to homeowners who are organizing to purchase their communities, Regional Housing Legal Services has created the Resident Protection Program.

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

This project is funded in part through the generous contributions of the IOLTA Board.

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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Cover photo by: View Point Cooperative, Swanzey, NH



Resident Protection Program

Opportunities for Manufactured Home Owners



Our Project

Regional Housing Legal Services (RHLS) believes “mobile home parks” and “land lease manufactured home communities” in Pennsylvania are an important source of affordable housing. RHLS supports homeowners in communities to ensure safety and security. RHLS does this through an experienced team of lawyers and by working with other outstanding organizations, including other civil legal aid programs and The Housing Alliance of Pennsylvania. We also work with ROC USA™ and PathStone Corporation to help homeowners preserve their communities through resident ownership.

Financing for Resident Ownership

RHLS is working with the Pennsylvania Housing Finance Agency (PHFA) to provide bridge funding on a pilot basis for manufactured homeowners to study the feasibility of purchasing their community.

In addition, ROC USA™ Capital, a non-profit Community Development Financial Institution, provides purchase financing for resident corporation buyers of communities when a buyer and seller agree on a purchase and sale.

Providing Technical Assistance

RHLS is working with PathStone, a ROC USA™ certified Technical Assistance Provider, to 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

Assistance to Organizers

RHLS is providing assistance to manufactured home owners who wish to form a statewide manufactured home owner’s association. Similar organizations in other states have been critical to passing legislation to address the needs of manufactured home owners.

Identifying Next Steps

RHLS is partnering with the Housing Alliance of Pennsylvania to educate our community about the administrative, programmatic, and policy initiatives that would help to facilitate resident ownership.

Providing 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:

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