



NeighborWorks and Manufactured Housing

February 2011

Summary

NeighborWorks America supports ongoing demonstrations of manufactured housing as both affordable housing and a valid asset building strategy. To that end, NeighborWorks America invests in the collaborative work of CFED through their I'M HOME (or, Innovations in Manufactured Homes) program, and individual NeighborWorks organizations committed to testing innovations in factory built housing. In addition, NeighborWorks America is committed to the success of two social enterprises, ROC USA and NEXT STEP LLC which are respectfully on missions to expand opportunities for residents to own their own manufactured home and, to replace pre-1976 mobile homes with Energy Star rated manufactured housing.

Background

In February 2002 NeighborWorks America sponsored a ground-breaking national symposium in Atlanta entitled “Developing Community Assets with Manufactured Housing: Barriers and Opportunities”. At the time very few nonprofit developers were willing to consider manufactured housing as an option. The symposium was followed in September 2002 by a published report to the Ford Foundation – Manufactured Housing as a Community and Asset Building Strategy.

Interest in the potential for manufactured housing grew slowly, not from converts to the sector as it presented but rather to a theory of changed best articulated through the collaborative efforts of CFED’s Innovations in Manufactured Homes or, I'M HOME.

The theory of change asserts that the promise for manufactured homes can only be reached through comprehensive sector reform with marked transformation of the quality of the housing, the policy framework that supports separate treatment of manufactured from stick built housing, and the range of financing opportunities available.

With core funding from the Ford Foundation, in 2005 CFED’s I'M HOME program tapped a broad range of national partners, includ-

To date, NeighborWorks America has invested \$1.55M as capital grants to NeighborWorks organizations in 11 states, leveraging \$47M in other resources to create 177 new units of factory built housing, preserve 204 units in 3 resident owned communities, and repair or replace 133 units.

see http://cfed.org/programs/manufactured_housing_initiative/im_home/

ing NeighborWorks America, to advise a series of field-building grants to organizations committed to one or more components within the manufactured housing sector. CFED's annual grant-making operations continued through 2009.

NeighborWorks America, while consistently supporting the work of I'M HOME including an annual operating grant since 2007, also recognized a need to support a full range of innovation in factory built housing, including modular and panelized variations. Starting in 2007 NeighborWorks America has awarded upwards of \$500,000 in capital grants to individual NeighborWorks organizations with shovel ready projects demonstrating innovations in factory built housing.

A second national symposium in 2007 – Manufactured Housing and the Future of Affordable Housing – served as the debut for ROC USA , a national platform committed to opening opportunities for residents to purchase their mobile home parks as resident owned communities. NeighborWorks America is a founding partner of ROC USA, supports them financially and serves on their board of directors.

NeighborWorks America also supports a second national platform in formation, currently known as Next Step LLC whose mission is replace the remaining 2 million pre-1976 mobile homes with Energy Star rated manufactured or modular housing.

Going forward, NeighborWorks America looks for continued opportunities to support scalable solutions which effectively address the multiple challenges of providing sustainable, affordable housing.

See www.rocusa.org

See http://neighborworks.issuelab.org/research/listing/frontier_housing_replacement_housing_with_manufactured_housing_done_right