

Safeguard Manufactured Home Communities: More Tools for the Preservation Toolbox

HF 2461 Norris, Feist, Agbaje, Rehrauer
SF 2681 Kunesh, Port, Boldon, Lucero, Draheim

HF 2461 / SF 2681 is a critical measure to preserve and expand affordable housing opportunities for manufactured home residents. This bill provides direct appropriation:

- \$5 million to the Northcountry Cooperative Foundation (NCF) revolving loan fund to provide low-interest and deferred payment loans to finance the acquisition and preservation of manufactured home communities as Resident-Owned Cooperatives (ROCs), allowing the organization to leverage outside funding.
- \$5 million to NeighborWorks Home Partners (NWHP) to establish a down payment assistance (DPA) program exclusively for manufactured home buyers. Supporting over 150 households in achieving stable, long-term housing.

Loss of State Financing for Cooperative Ownership:

- In November 2024, the Minnesota Housing Finance Agency (MHFA) paused financing for manufactured home community transactions due to temporary liquidity and staffing limitations. Providing consistent and dedicated funding will help bridge the gap that has been lost and support long-term housing stability.

Manufactured Homeowners Lack Access to Down Payment Assistance:

- Manufactured homes in cooperatives are still classified as “personal property,” making them ineligible for traditional mortgage assistance programs.
- The lack of financing options disproportionately affects low-income and marginalized communities, limiting equitable homeownership opportunities.

HF 2461 / SF 2681 is a necessary investment in affordable housing and cooperative homeownership. This funding will provide financial stability for manufactured home residents and ensure continued access to safe, self-governed, and affordable communities.

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