Sign Up for Prosperity Now’s Affordable Homeownership Campaign!

The recent midterm elections changed the balance of power in Washington. The House of Representatives now has a democratic majority, which means for the first time in two years, we no longer have one party controlling the policy agenda.

This creates opportunities for us to move our policy priorities forward in the coming year. Whether it’s making sure manufactured homes are built safely and soundly, protecting resident rights, or making it easier for residents to own their communities, it is important to advocate for what you want. Otherwise regulations could be adopted that are harmful to you.

Prosperity Now has an Affordable Homeownership Campaign that can help with this. By signing up, you will receive valuable information about developments in housing that impact you, like bills that you should support or oppose and what actions you can take to advocate for the policies that benefit you.

Below, we are highlighting our policy agenda for 2019. These are issues where your advocacy would really make a difference. And this is not an exhaustive list. By signing up, you will get information about other relevant developments that impact you, and what to do about them.

Manufactured Housing Policy Priorities

Require Strong Leadership at the Office of Manufactured Housing (OMH) – The Department of Housing and Urban Development (HUD) terminated the employment of two agency officials working for OMH who favored appropriate and consumer-focused regulation of the manufactured housing industry. OMH needs leadership that will implement and advance solid construction and safety standards for these homes.

Back Regulations that Ensure the Safety and Quality of Manufactured Homes – Not long after removing agency officials, HUD decided to formally examine the agency’s manufactured housing regulations. Sec. Ben Carson explicitly stated that HUD is “trying to find a way to get the paper shredder out and get rid of as many [regulations] that are not necessary as we possibly can.” For the sake of upholding the soundness and integrity of manufactured homes, it is imperative that HUD review, update and improve these regulations, not simply “get rid” of them.

Help Fund the Construction of Manufactured Homes – We support a bill that would get manufactured homes listed as an affordable housing option in the guidance used to put together proposals for federal funding like Community Development Block Grants (CDBG). The inclusion lets communities know they can use manufactured homes to meet their housing needs and receive funding to help with construction or repair. The bill is the HUD Manufactured Housing Modernization Act of 2017 (H.R. 3793). We will work to advance this bill in 2019.
Promote the Preservation of Manufactured Housing Communities – We also support a bill called the Manufactured Housing Community Stability Act (H.R. 3296/S. 1581). This would provide an incentive for property owners to sell their land to a manufactured home community. The incentive is a tax credit worth 75% of the gain from the sale of the property and requires that the property be used as a community for at least 50 years. There is interest in Congress to revisit this next year.

Continue to Support Fannie Mae’s and Freddie Mac’s Duty to Serve (DTS) Underserved Markets
Fannie and Freddie have an obligation to expand their footprint and increase their impact in markets that are traditionally underserved, which includes manufactured housing. They are in Year One of their plans. We need to continue to actively engage with Fannie and Freddie and support a robust and successful DTS program.

Affordable Housing Policy Priorities

Help families get more affordable and safe mortgages by improving credit reporting and scoring
Credit scores play a critical role in determining the type of mortgage a person can get, and someone with a poor score has few good choices. The Credit Access and Inclusion Act (H.R. 435 and S. 3040) would help people improve their scores - or get a score for the first time - by promoting the inclusion of additional payments that are commonly made by most households - like rents, utilities and phone bills – that are often not considered but which studies suggest can boost scores.

Defend Fair Housing – Actions are being taken to weaken anti-discrimination laws that are trying to level the playing field. Recent examples include delayed implementation of the Fair Housing Act’s requirement to affirmatively further fair housing (AFFH) and a reconsideration of the Community Reinvestment Act (CRA). These laws reduce housing segregation, promote fair lending, and increase access to safe and affordable loan products.

Help Keep Consumer Protections Strong – There are efforts to undermine protections put in place to make sure lenders do not take advantage of consumers. This includes actions to weaken the Consumer Financial Protection Bureau (CFPB), the agency responsible for regulations like the Ability-to-Repay (ATR) rule. This makes sure lenders determine whether a consumer can actually afford to pay a particular mortgage before offering it to them. The CFPB needs to be protected, as do other important consumer safety regulations.

Any Reforms to Fannie Mae and Freddie Mac Should Support Affordable Housing and Underserved Markets - Plans to bring Fannie and Freddie out of conservatorship and restructure them will likely take place within the next year or two. When this happens, we will weigh in on how this should work, including making sure any changes preserve affordable housing goals as well as the duty to serve underserved markets.
Join the Campaign to Preserve Affordable Homeownership!

Name ________________________________

Email ______________________________

Organization __________________________

Title ________________________________

Address ______________________________

State ________________

Zip Code ________________

Interested in joining our other advocacy campaigns?

☐ Consumer Protections

☐ Safety Net

☐ Tax Reform

Or Sign Up at

www.prosperitynow.org/take-action