



Unsubsidized Affordable Housing? Manufactured Housing in Montana

Bridging the Gap - Building Housing Partnerships

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WHAT is I'M HOME?

An initiative designed to ensure that families who purchase manufactured homes are able to **build wealth** through homeownership

Why?

When homeowners *lack* the following, their homes often become *depreciating* assets:

- Good home & installation quality
- Long-term control over land beneath one's home
- Safe, high-quality mortgage products
- Equitable public policies

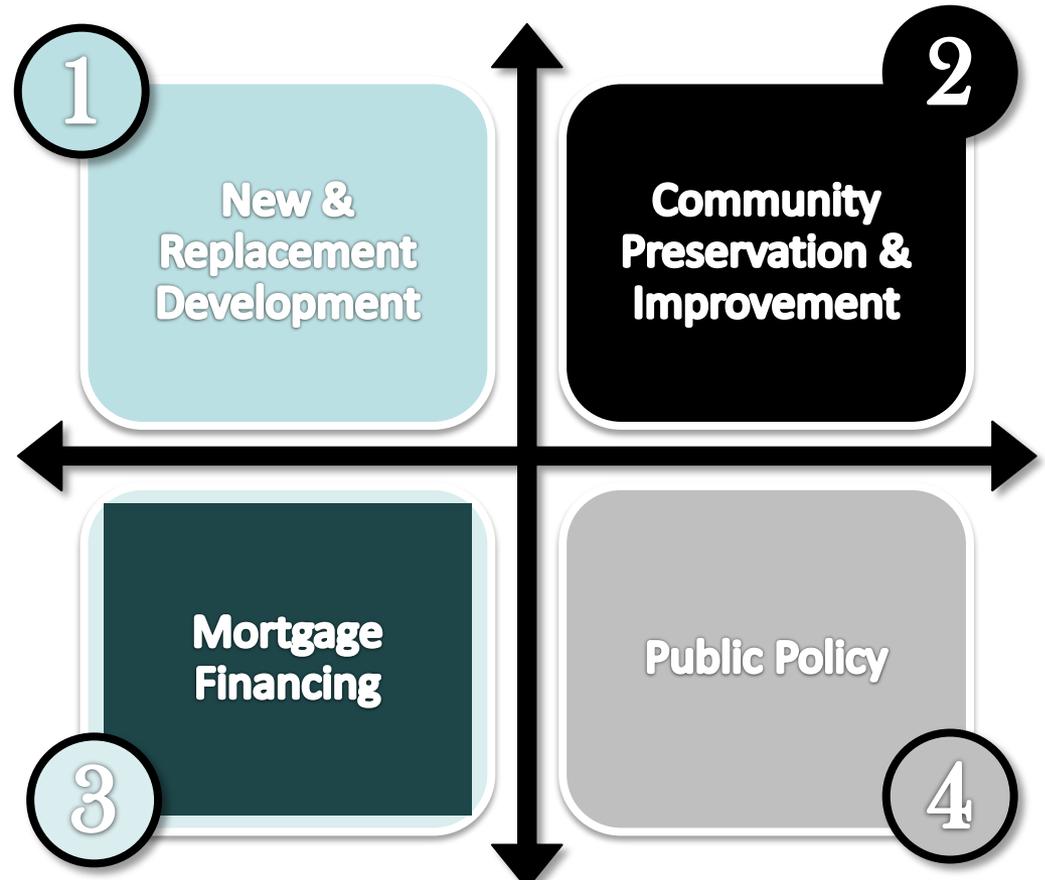


I'M HOME
Innovations in Manufactured Homes



What Does I'M HOME Do?

I'M HOME started out by providing **funding, technical assistance** and **field building** support to programs doing the following activities



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WHY MANUFACTURED HOMES?



MOBILE HOME
\$80,000
Sell for \$80,000

The **GAME** of

LIFE

STARTER HOME

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RANCH STYLE
\$140,000
Sell for \$160,000



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How Too Many Homes Look Today



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How They Can Look Today



Manufactured Housing in Montana

- Over 53,000 units
- 11-12% of state's housing (38% in Broadwater County)
- Just 8% in “unacceptable condition”
- 950 + manufactured home communities
- Manufactured home values typically rise



Key Public Policy Areas

- Finalize Duty to Serve rules for the GSEs
- Unfair lending bill in Congress: HR 650/ S 682
- Very good state law on resident rights, lending, weatherization and tax incentives for preservation
- Tilting reform is needed in Montana





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