

October 28, 2014

Commission wins national award for partnership to empower manufactured-home communities

SEATTLE— The Washington State Housing Finance Commission has been recognized nationally for a partnership that empowers residents to become owners of their manufactured-home communities—while preserving affordable housing for all time.

The partnership with [ROC USA](#) and ROC Northwest (a program of the [Northwest Cooperative Development Center](#)) earned a Special Achievement award from the National Council of State Housing Finance Agencies last week.

“We’re very honored to be recognized by our peers in affordable housing, and very glad for this partnership,” said Karen Miller, chair of the Housing Finance Commission.

Thanks to financing from ROC USA Capital and the Commission, with ongoing technical assistance from ROC Northwest, five manufactured-home communities in Washington have joined together to form cooperatives and purchase the land beneath their homes.

The communities are:

- Moses Lake: [Lakeview Terrace, Ponderosa and Cascade Village](#) (August 2014)
- Whidbey Island: [Whispering Pines](#) (December 2013)
- Duvall, King County: [Duvall Riverside Village](#) (January 2013)

A sixth community purchase in Rochester, Wash., is pending.

Residents of manufactured (or mobile) home communities are vulnerable because they rent the land beneath their homes. When the land is sold, the rent gets too high, or the landlord refuses to maintain common areas, they face the threat of being displaced and losing their investment.

But when they purchase their communities, homeowners can build equity and enjoy the security of a mortgage rather than rents that can be raised. Communities become safer and more pleasant because members can invest together in repairs and maintenance, and set and enforce their own rules.

At the same time, the larger community benefits because by covenant, the land will stay dedicated to affordable housing no matter what happens to the cooperative.

“ROC USA, ROC Northwest and the Commission share a common mission and commitment to affordable housing long-term, so we know we are making a lasting change for both individuals and communities,” said David Clifton, assistant director of Multifamily Housing and Community Facilities at the Commission.

####

Now in its 31st year, the [Washington State Housing Finance Commission](#) is a publicly accountable, self-supporting team that works with lenders, investors, developers, nonprofit organizations and more to bring private investment dollars to benefit families and achieve public goals throughout Washington. The Commission has created and preserved affordable homes for more than 275,000 people across the state, while contributing more than \$42.5 billion and 240,000 jobs to the economy.  [@WSHFC](#)  [Facebook.com/WSHFC](https://www.facebook.com/WSHFC)