

# LEGISLATIVE AGENDA 2018

*Homeowners in Minnesota's manufactured housing communities face unique risks including escalating risk of infrastructure failure, risk of displacement, loss of equity, and lack of control. Cooperative ownership is delivering one important long-term preservation strategy. The Minnesota Legislature could help broaden success of resident ownership.*

## PRIMARY AGENDA



### INFRASTRUCTURE FUNDING

Manufactured housing cooperatives, though they provide workforce homeownership to people with some of the lowest incomes in our communities, do not qualify for most public sources of infrastructure funding. NCF successfully lobbied for the establishment of the Manufactured Housing Infrastructure Fund in 2017, a dedicated pool of funds to address infrastructure in resident-owned, nonprofit-owned, publicly owned manufactured housing communities.

**NCF seeks appropriation of \$5 million to the Manufactured Housing Infrastructure Fund.**



### RESTORE RENT CREDIT

Residents of manufactured home cooperatives, under current law, cannot claim credit on taxes they pay on the land through lot rent they pay to the cooperative. Loss of this credit discourages fixed- and moderate-income homeowners from organizing cooperatives to preserve their communities permanently through resident purchase and ownership.

**NCF asks that Minnesota provide manufactured housing co-op residents the renters' credit.**



### WORKFORCE HOMEOWNERSHIP MINNESOTA (WHOM)

In 2016, the WHOM Coalition successfully lobbied for the establishment of a one-time Workforce and Affordable Homeownership Fund, administered through the Minnesota Housing Finance Agency. The fund complements Agency programs by providing key capital for workforce homeownership projects throughout the state ineligible for other sources.

**WHOM asks that growth in the mortgage registry tax revenue be devoted to workforce homeownership, so that opportunity can expand in tandem with a hot housing market.**

(continued on reverse)

## **SECONDARY AGENDA**

### **STATE CAPITAL GAINS TAX CREDIT**

The state capital gains tax creates a disincentive for investor-owners to sell their manufactured housing community.

**NCF advocates that investor-owners who sell a community to the residents or a nonprofit receive a capital gains tax credit.**