



TENNESSEE MANUFACTURED HOUSING FOUNDATION

After eighteen months of thorough research, the Tennessee Housing Association Board of Directors voted to form The Tennessee Manufactured Housing Foundation (TMHF), a non-profit 501(c) (3) charitable organization. This organization, the first of its kind in the nation, has been in existence since August 1995. The impact of the Foundation will not only provide assistance to manufactured homeowners, but will give the manufactured housing industry a very positive image in local communities.

MISSION STATEMENT

"To assist in the repair and improvement to existing manufactured homes from Tennesseans disadvantaged due to income or circumstances; and to provide replacement manufactured homes to Tennesseans disadvantaged due to income or circumstances."

WHY IS THE FOUNDATION NEEDED?

According to the 1990 Census, there were over 200,000 manufactured homes in Tennessee. Today, there are an estimated 267,000 families living in manufactured homes. With so many Tennesseans living in manufactured homes, THA saw the need to assist those homeowners who may be disadvantaged due to income or circumstances.

There are many state agencies and non-profits which assist homeowners with down payment assistance, repairs and renovations, weatherization and even new homes at low or 0% interest on the mortgage. Unfortunately, manufactured homeowners have not always been eligible for assistance under these current programs. Therefore, the Tennessee Manufactured Housing Association saw the need to form a charitable foundation and assist people living in manufactured homes in our state.

STRUCTURE

The Foundation is a 501(c)(3) charitable organization, governed by their own board of directors. The fourteen-member board consists of the following:

- a) Six members from the THA Board which shall include: the THA President, Vice-President, Treasurer and three other THA board members;
- b) Six representatives of the manufactured housing industry, not currently on THA's board;
- c) Two non-industry representatives, to be selected from any of the following: higher education, church, elected officials, community leaders or other non-profit organizations.

As the sole member, the **Tennessee Housing Association's Board of Directors** appoints the Foundation Board. In turn, the Foundation Board elects its officers.

BOARD OF DIRECTORS RESPONSIBILITIES

The Foundation Board of Directors will have the responsibility of establishing the criteria for qualifications of assistance. Assistance will be given on a case by case basis, as determined by the board.

Once the criteria have been met, and a case approved for assistance, the actual work can be done by staff, board members, and volunteers or even through other non-profits.

STAFFING

At the current time, the existing THA staff handles the day-to-day activities of the Foundation.

FUNDING

The initial funding came from THA. However, most of the money comes from contributions within the industry, either in the form of money, supplies, homes, etc. Charitable gaming events and golf tournaments also provide funds. **TMHF is constantly searching for renewable funds.** Future legislation is a possibility, as a renewable source.

PROGRAMS

Emergency Assistance Program [Suspended] offers help to manufactured homeowners who have an emergency situation. Circumstances include heating, plumbing, or structural issues.

Repair, Renovation and Weatherization Program [up to \$5,000] provides miscellaneous improvements and repairs of manufactured homes for qualifying families.

Home Replacement Program for families whose manufactured homes have been destroyed or damaged beyond repair.

These programs require community involvement, along with local church groups and other non-profit organizations in order to make the programs a success.

ELIGIBILITY REQUIREMENTS

The Tennessee Manufactured Housing Foundation accepts applications for assistance from families and individuals seeking assistance with their housing needs.

In order to meet minimum eligibility:

- ✓ the applicant must own their manufactured home;
- ✓ be currently living in and have lived in the manufactured home for at least one year; and
- ✓ the home must be titled in their name for at least one year.

After staff review for minimum eligibility requirements, the TMHF Board of Directors will review applications for further eligibility and determination.

A site visit will be performed by a TMHF staff person, TMHF Board Member, or designee, before a final approval can be made.

A waiver of liability must be obtained, prior to the commencement of any work.

Applications may be found online at <https://tnmha.org/foundation> or may be mailed or faxed upon request.

TMHF does not assist with lot rental payments, provide assistance with the construction of wheelchair ramps, other site built structures, or assist with transportation only requests. This program is geared toward structural safety issues and quality of life items. Cosmetic requests such as changing the color of carpets or changing light fixtures for ceiling fans, for example, are not typically considered as necessities for quality of life.

