RESIDENT OWNERSHIP BASICS

In a resident-owned community, homeowners form a nonprofit business called a cooperative. Each household is a Member of the cooperative, which owns the land and manages the business that is the community. Members continue to own their own homes individually and an equal share of the land beneath the entire neighborhood.

**In resident-owned communities:**
The cooperative purchases the community and operates it in a limited-equity structure. The Members elect a Board of Directors to run the community. Decisions are made democratically – each household has one vote. Profits from monthly site fees are reinvested into the community.

TRAINING

ROC USA® staff and affiliates provide coaching and expertise to resident groups through the entire community purchase process and beyond. These technical assistance providers help resident groups assess a community purchase opportunity, work through the purchase, and successfully manage the resident-owned community for years to come.

FINANCING

ROC USA® Capital is a U.S. Treasury certified Community Development Financial Institution (CDFI). ROC USA Capital only lends to resident-owned communities that work with a Certified Technical Assistance Provider in ROC USA Network. These loans can be for community purchases, refinances, or community renovation projects.
WHERE THEY ARE

317
Resident Owned Communities preserving 21,976 homes nationwide.
No resident-owned community has ever reverted to commercial ownership.

PERMANENTLY AFFORDABLE

Studies show that Resident Owned Communities raise monthly site fees at lower rates (0.9% annually) than industry averages (5.9% annually). Additionally, the Carsey Study found that homes in Resident Owned Communities sell faster and for more money than homes in commercially-owned manufactured home communities.

Investors Are Buying Mobile Home Parks, Residents Are Paying a Price
The New York Times, March 2022

‘Sitting on a time bomb’: Mobile home residents at risk in red-hot housing market
States Newsroom, April 2022

Why are investors buying up mobile home parks and evicting residents?
NPR, September 2021

Why big investors are buying up American trailer parks
Financial Times, February 2020