Action Plan

Grantee: ROC USA LLC

Grant: B-23-PR-11-0002

LOCCS Authorized Amount:	$ 38,125,875.00
Grant Award Amount:	$ 38,125,875.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	$ 0.00
Total Budget:	$ 38,125,875.00

Funding Sources

No Funding Sources Found

Narratives

Action Plan Summary:

Based on ROC USA, LLC's (ROC USA) application to the U.S. Department of Housing and Urban Development's (HUD) Preservation and Reinvestment Initiative for Community Enhancement (PRICE) competition, ROC USA was selected for a PRICE Main grant award of $38,125,875. The grant award was less than the full amount requested in ROC USA's application. As requested in the award letter, ROC USA is scaling our activities to align with the award amount and describing how the grant will be used in this action plan. ROC USA will utilize $38,125,875.00 in PRICE funds to deliver the following programs:

- Improvement of Manufactured Homes Communities (MHC) Infrastructure ($20.44M). Critical to the health and safety of residents and the community, the PRICE funding will support long-overdue infrastructure activities by addressing water quality, untreated sewage and septic discharge, and electrical hazards.
- Expansion of Homeownership and Sustainable Growth through Infill ($4.87M). PRICE funding will be used to implement infill activities in resident-owned communities (ROCs) to create new affordable homes.
- Preservation of MHCs and Homeownership through Acquisition ($9M). Increase the stock of long-term affordable manufactured housing by supporting residents in one MHC to buy the land beneath their homes to form a ROC.

Through these programs and building upon our longstanding success, ROC USA and its partners will achieve the PRICE's mission to preserve and expand affordable manufactured housing for more than 900 homeowners. The primary point of contact for the PRICE grant is Nicholas Salerno, Chief Operating Officer (email: nsalerno@rocusa.org, phone: 603-513-2791). Jennifer Day, Director, Program Operations & Grant Administration (email: jday@rocusa.org, phone: 603-513-2791) will submit reports and draws in the DRGR system. Fernando Rivera, Manager, Construction & Development (email: frivera@rocusa.org, phone: 603-513-2791) will do on the ground construction and oversight.

Resources and Budget:

Projects funded by the PRICE grant will be consistent with ROC USA's PRICE application. ROC USA will ensure activities are cost-effective, in line with industry standards, and appropriate for the scope of the proejct by workign with CTAPs and ROC leadership to refine project budgets in accordance with the ROC USA Procurement and Contracts Policies and Guide. ROC USA and its partners have committed to providing a fifty percent match to debt ratio in leverage for its PRICE grant.

Need:

Manufactured homes are an important part of the nation's housing stock, providing an unsubsidized affordable homeownership option for more than 8 million households. According to the Manufactured Housing Institute, two-thirds of new HUD-code manufactured homes are placed in manufactured home communities (MHCs), where homeowners rent the land beneath their homes from a commercial landowner. Homeowners on rented home-sites face threats to affordability from escalating site rents, which often follow the sale of the MHC to a new investor. Homeowners also face the threat of displacement due to a change of land use for redevelopment and threats to health and safety due to dis-investment in basic infrastructure.

The current housing crisis affects both LMI renters and LMI homeowners in MHCs. Specifically, many residents own their homes but rent their home-sites from commercial investors. Rent increases can destabilize communities when LMI homeowners, which make up a large percentage of MHC residents, can no longer afford rents. The country's 43,000 MHCs are home to 4.3 million residents who are primarily LMI households.

LMI homeowners on rented land in MHCs face unique structural risks that include the loss of their homes and displacement due to redevelopment and the loss of affordability when MHCs are sold and resold for higher and higher prices derived from endless increases in the site-rents they pay. Any change in household expenses increases housing instability and puts MHC residents, so many of whom live on fixed incomes or make less than $40,000 a year, at risk of displacement or homelessness.

ROC USA's shared-equity cooperative model delivers sustainability and affordability to severely cost-burdened households through direct control and ownership of their MHC. It's the most sustainable solution to support MHC residents in overcoming the challenges laid out above. ROC USA's shared-equity co-op model has been implemented by 356 communities in the U.S. ROC USA seeks to secure the affordability of these communities for LMI homeowners by removing the communities from the speculative market. ROC USA will use PRICE funding to convert at least one community to a ROC, helping residents establish a shared-equity co-op, increase LMI participation in homeownership, and preserve the affordability of approximately 300 manufactured homes.

In addition to acquiring new MHC sites to become ROCs, the bulk of the need our program will address is failing infrastructure within ROCs. Resident purchase secures stability in site fees, but many times the substantial capital needs to address critical infrastructure disinvestment exceed a ROC's ability to finance or utilize reserves alone. The ROC MHCs we have identified are 50 years old, on average. They were built on private property when building codes were either non-existent or minimally enforced, with no public oversight of water, wastewater, electric, or drainage systems. Many communities are not connected to municipal systems and operate their own independent systems.

Our PRICE funding is proposed to support 17 MHCs in eight states, including communities in California, Colorado, Deleware, Idaho, New York, North Carolina, Texas, and Virginia. Funding will serve an over 900 homeowners and residents and: 1) Reverses historical disinvestment in community infrastructure and solves serious threats to health and safety, 2) Increases the supplyof new homes; and, 3) Provides financing and coaching to residents to purchase their community to take controloftheir financial future.

By preserving MHCs, we can ensure that these homeowners have a stable and affordable place to live, reduce the strain on local social services and create a sense of community and belonging for all residents. We must urgently address this housing emergency. We anticipate the funds will support infrastructure and infill projects in three communities that meet the Distress Criteria.

Use of Funds - Soundness of Approach:

ROC USA's vision is to realize "millions of homeowners and families thrive in sustainable, resilient, and mutually supportive resident-owned MHCs." Our vision is both bold - millions of homeowners - and clear: sustainable, resilient, and mutually supportive resident-owned, resident-controlled MHCs, that remain permanently affordable. ROC USA will implement PRICE-eligible activities nationwide to meet National Objectives that will deliver outcomes to meet HUD's goals:

- Increase housing supply and affordability for people of modest means nationwide in urban, suburban, rural, and tribal areas.
- Preserve and revitalize existing manufactured housing and manufactured housing communities.
- Promote homeownership opportunities and advance resident-controlled sustainable communities through new and revitalized units of manufactured housing that will remain affordable.

<u>Program Budget</u>

Infrastructure

- PRICE Funding: $20,440,908
- Leverage: $870,000
- Total Budget: $21,310,908

Infill

- PRICE Funding: $4,872,500
- Leverage: $10,000
- Total Budget: $4,882,500

Acquisition

- PRICE Funding: $9,000,000
- Leverage: $20,100,000
- Total Budget: $29,100,000

Administration

- PRICE Funding: $3,812,467
- Leverage: $0
- Total Budget: $3,812,467

PRICE Total

- PRICE Funding: $38,125,875
- Leverage: $20,980,000
- Total Budget: $59,105,875

Timeline

ROC USA has started working on reviewing the status of proposed projects, developing a program management plan and internal controls, partner coordination, and hiring for key functions.

Activity Identification (1 - 6 months to identify activity portfolio). ROC USA is currently reviewing proposed community project listed in the original application in concert with CTAP partners and ROC leadership to determine PRICE eligibility, update plans as necessary to serve local needs and ensure that budgeestimates are accurate.

Infrastructure projects will be funded based on current project status, budget, immediate needs, and ability to comply with HUD requirements. Infill activities will prioritize communities that have sufficient infrastructure but would benefit from additional homes in the community to fill vacant lots and increase revenue for ROC operations. Funding for acquisitions will be determined by the willingness of a seller and a strong community interest in forming a ROC, including the identification of community leaders.

Program Management and Internal Controls (3 months to finalize). ROC USA is currently developing Program Management Plan in conjunction with CohnReznick to govern grant administration and project implementation for the duration of the grant period. The Program Management Plan will include: 1) Grant Management, Internal Controls, Policies and Procedures; 2) ROC Subrecipient Guidance and Project Plans; and 3) a Schedule and Work Plan for each project.

- We will develop PRICE-specific policies and procedures to enable CTAPs and ROCs to successfully coordinate with the national program team and with ROC property managers to execute construction projects,ab-grants, and meet all federal requirements.
- The Project Plan will include: 1) an outreach and communications plan to engage residents; 2) a training and technical assistance (TA) plan to help CTAPs and ROCs with project management; and 3) templates to facilitate efficient grant management, administration and reporting.
- Each project will have an established schedule and work plan to ensure project tasks are completed in a timely manner. This will enable ROC USA to coordinate and cascade design work performed at the local level, engineering reviews to be performed at a national level, and a national review of each local ROC’s procurement processes.

To implement our PRICE funded prgrms, the program management structure below lists the timeline and key functional areas that will support the design, construction, and compliance oversight of our proposed infrastructure and housing related activities.

Infrastructure (7 - 39 months forconstructionagement and reporting). ROC USA will procure vendors who will work with each ROC Board of Directors, Property Manager, and Project Manager to coordinate project planning and execution, ongoing community operations, environmental review, invoicing and budget, and any cross-cutting federal compliance requirements.

Infill (4 - 42 months from program design to final sale). Program design will determine where vacant sites have already completed significant infrastructure construction or where infrastructure projects need to be completed before infill of vacant lots can begin. ROC USA will work closely with each ROC's Board of Directors, Property Manager, and local Realtors and homebuyer counselors to coordinate project planning and execution, marketing and sales, and grant compliance.

Acquisition (4 - 18 months from contract to closing). The process will adhere to ROC USA's standard purchase process, the use of template documents, the terms of the contract, ROC USA Capital's loan underwriting and closing requiremnts, and federal Uniform Relocation (URA) requirements. Based on our past track record of successful transactions, we anticipate closings to be completed within 120 to 180 days from initiation.

January - July 2026: Program management and internal controls are in place. Activities have been identified and applicable agreements are put in place.

March - December 2026: Environmental reviews completed for selected activities.

April 2026 - June 2030 or earlier if PRICE funds depleted: Infrastructure, Infill, and Acquisition activities will take place. ROC USA will work with CTAPS and ROC leadership to procure, contract with, and oversee engineering and construction firms to complete infrastructure projects. ROC USA will also work with the partners above to procure, contract with, and oversee engineers, construction firms, housing manufacturers, and local marketing resources to develop and sell new homes to support infill efforts. The ROC USA team will also identify and support communities interested in becoming a ROC, leading these communities through the acquisition process with the support of CTAPs.

Funds depleted or September 2030: ROC USA will close out the PRICE grant in accordance with the NOFO. One hundred percent of the PRICE funds and all committed financial leverage will be expended by the end of the period of performance.

High Level Projected Impacts of Activities

Projected impacts resulting from our activities include:

Over 300 households will benefit from acquisition and infill activities:

- Preserving a MHC as a permanently affordable housing opportunity for its LMI constituents.
- Having scureland tenure, stable rents, and an opportunity to build equity in their homes for the first time.

Approximately 600 households across 9 communities in 5 states will benefit from infrastructure activities:

- Have reduced risk of flood, fire, and wind damage or disaster.
- Be less susceptible to power outages and the risk of fire during extreme temperature and weather events.
- Have access to clean drinking water and safe sanitation for the next 50+ years.
- Live in 10 financially sound, healthy, and revitalized communities.

More than 900 households across 17 communities in 8 states will:

- Have rent stability, increased opportunities to build wealth, and see their home values increase due to neighborhood and infrastructure improvements.

Details on the specific impacts of each activity will be included in the Activity section.

Environmental Considerations, Natural hazards, Extreme Weather, and Disaster Events

Proposed activities, including replacement of failing sewer and water systems, road repairs, improved storm water drainage, and erosion control, will remediate site envronmental conditions and improve health and safety for all residents.
The activities proposed in this application will directly enhance the safety of ROCs against natural hazards and extreme weather. Aging and damaged infrastructure is the biggest factor exposing communities to a greater risk of impact from disasters. As part of their design measures, each ROC will carry out structure, infrastructure, and site improvements that address potential climate hazards and mitigate future disaster risks.
Alignment with Existing Plans

Our projects are generally aligned with affordable housing-related plans and policies of local jurisdictions of potential jurisdictions. Our proposal will not require any changes to the plans and policies of the broader jurisdictions for projects to be implemented. Communities in Colorado, Idaho, and the State of New York have acknowledged the importance of manufactured housing in local planning efforts. Please see New York State Consolidated Plan 2021-2025 and the City of Boulder 2020-2024 Consolidated Plan for additional details.
Affordability
Protections will be in place for residents. All activities will take place according to the ROC USA Resident Ownership Models. These agreements require the following resident protections which we propose to make permanent through an agreement or recorded covenant:
1. Fee simple resident ownership and control of the MHC in the form of a nonprofit or cooperative corporation eliminates profit-driven rent increases because residents have no motive to charge themselves more than the cost of operating and sustaining the MHC.
2. The ROC is permanently removed from the speculative real estate market by eliminating the incentive for residents to sell the ROC for personal gain. This is achieved by dissolution restrictions placed in the articles of incorporation which require net proceeds of the MHC sale to be transferred to a housing-related 501(c)3.
3. The ROC must have a limited-equity structure. Membership shares cannot exceed $1,000 but are generally $10 to ensure long-term affordability.
4. The ROCs corporate documents cannot restrict participation of low income families. The documents mut also prioritize LMI households in marketing housing opportunities.
5. Members are granted a perpetual lease in the ROC.

Use of Fund - Method of Distribution (State grantees only):

N/A

Grantee and Partner Capacity:

ROC USA is the leading national nonprofit for cooperative development in the MHC sector and has more than 40 years of experience proposing, managing, implementing, and coordinating community development projects. With our project partners, we bring extensive experience and success administering large-scale grant-funded initiatives at the national level, while also having developed and implemented projects like those we have proposed here at the local level. To implement PRICE projects, ROC USA will draw upon the technical, programmatic, and financial expertise of the full team, which includes ROC USA, ROC USA Capital, Certified Technical Assistance Providers (CTAPs) (specifically Thistle Housing, LEAP Housing, and California Center for Cooperative Development), Resident Owned Communities (ROCs), and a consultant to provide technical expertise and assistance for overall program management.
ROC USA, as a national intermediary, along with our network of CTAPs, participated in the acquisition of 356 ROCs, and the implementation of more than $185 million in planning and property assessments, construction and infrastructure improvement projects. We have supported an average of 18 resident cooperatives to purchase their MHCs and preserve 1,335 home sites each year for the past five years. ROC USA developed a national model with a set of standardized tools, templates, and an online learning platform. Through the streamlined purchase process, 95% of residents have succeeded in buying their MHC, and most did so within 120 to 180 days.
ROCs have experience coordinating community development, developing scopes of work and budgets, and prioritizing infrastructure projects through their Boards of Directors and Committees. CTAPs are local or regional nonprofits that have partnered with ROC USA to support MHC resident ownership. At purchase, CTAPs provide cooperative community development and real estate acquisition project management. Post-purchase, CTAPs assist the ROC Board and Membership with organizational governance best practices and training, business management, and leadership development.
ROC USA Capital is the market leader for financing resident owned MHCs, with 16 years of lending experience exclusively in this sector. As a Certified Community Development Financial Institution (CDFI), ROC USA Capital has directly financed more than 115 ROCs, delivering more than $460 million in acquisition and community improvement financing to preserve 9,000 affordable homes. ROC USA Capital has originated, managed, and serviced more than $100 million in financing in partnership with state housing finance agencies in CO, MN, NY, UT, VT, WA, and WI.

Stakeholder Engagement and Public Participation Summary:

To ensure wide community engagement, ROC USA provided multiple forums for the public to express their views, concerns, and questions on our PRICE application to the U.S. Department of Housing and Urban Development (HUD) seeking $75 million in funding.
In accordance with the rules governing the PRICE program, a fifteen (15) day public comment period on ROC USA's application began Wednesday, June 5, 2024, and ended Thursday, June 20, 2024. Below is a summary of the stakeholder engagement and public participation activities.

- Notification of the public comment period was delivered to stakeholders on Wednesday, May 21, 2024, 15-days prior to the first day of the public comment period. This notification was delivered via e-mail to Board Members that represent the

ROCs mentioned in our application, local and state representatives, local newspaper and other media outlets, ROC USA Network (Board Members, ROC Association, CTAPs and ROC USA staff), and other partners and stakeholders. The notification included a summary of the application, time and date of the public hearing, mechanisms to provide feedback and comments, accessibility available for the public hearing, location of the in-person public hearing, and a link to the website for the application and full invitation and agenda for the public hearing.

- Notification of the public comment period was delivered through various ROC USA social media accounts that include Facebook and LinkedIn as well as posted on the ROC USA Website with its own dedicated web address, rocusa.org/price.
- Flyers were delivered to each ROC that is represented in the application to post at their community and share with the local surrounding area.
- Notification of application availability was delivered on Wednesday, June 6, 2024, to a broader contact list of ROC leaders across the country plus the stakeholders mentioned above.
- Regular reminders to RSVP for the public hearing (hosted on Tuesday, June 11, 2024) were posted on social media and delivered through electronic mail.

The Notification of Public Comment Period outlined the different mechanisms to provide questions and comments which included a web survey, electronic and physical mail, in-person, and at the Public Hearing. For more information, visit rocusa.org/price.

Stakeholder engagement is built into the fabric of ROC USA. We support resident owned communities that continually drive community-wide participation and resident engagement through regular board meetings, annual forums, and communication tools such as newsletters, social media, and texting apps. The members of the resident owned communities will be engaged throughout the program activities, including a project kickoff meeting, updates during monthly board meetings, and regular opportunities for feedback throughout the process. ROC USA will work in tandem with CTAPs and ROC leadership to ensure communities are receiving improvements that support community needs.

ROC USA will also follow the standard pre-purchase process for community engagement. This includes door-to-door canvassing, providing tenant-to-owner informational materials, and holding community meetings. Homeowners then participate in a democratic process to form a cooperative corporation and elect a board of directors. The board of directors engages in a process to adopt bylaws for self-governance, community rules for community-governance, and approve an annual budget and financing to complete the purchase.

Long-Term Effect:

ROC USA and ROC USA's limited equity cooperative ownership model for manufactured home communities guarantees residents and homeowners preserve the affordability and long-term sustainability of these communities. The investments made through the PRICE program are in secure and affordable resident-owned communitiesand will have long-lasting impacts.

<u>Acquisition</u>

Through ROC acquisition, we address the structural problem of owning a home on rented land that makes LMI homeowners vulnerable to displacement due to loss of affordability and/or community closures. The ROC USA model supports community based decision making and is incorporated with long-term affordability in mind.

- Each ROC is incorporated under state corporate statute that mandates any proceeds from the sale of the property or dissolution of the corporation must be distributed to a tax-exempt non-profit. It cannot be distributed to, or benefit, the members of the corporation. Corporate statute supports a public, non-profit, or not-for-profit purpose and is enforced by the Secretary of State in each state. This permanent affordability model both eliminates any motivation for homeowner/members to sell or dissolve and provides for enforcement.
- Affordable rents are maintained through corporate mandate, corporate income tax structure, and self-interest. The corporate purpose reflected in every ROC's incorporation article and bylaw is "to control rental costs and preserve the affordability of the community for low- and moderate-income individuals and families." Any income earned by the ROC above what is needed to cover operating expenses and capital improvements is taxed at corporate rates. Any surplus rental is deposited in capital improvement reserves. Finally, maintaining rents at a level that exclusively covers operating costs and capital improvements, enables homeowners to realize appreciation in their home rather than the landowner capturing that value by raising lot rents.
- The shared-equity model ensures the land is permanently removed from the speculative real estate market, preserved as an MHC for LMI homeowners, and permanently preserved as a ROC, while the home can be sold with full equity capture by the LMI homeowner.
- LMI homebuyers have first access to any homes that come up for sale in the ROC. For the first 60 days of any proposed sale of an existing home, residents must notify the ROC and offer the home to the lowest-income households.

<u>Infrastructure</u>

Through infrastructure investments, we address the health, safety, and resiliency problems in LMI communities. Many of these communities were built and maintained generally outside of public oversight and with the lowest-cost construction materials and methods. Once a ROC, residents can prioritize long-lasting durability and resiliency through their investments in infrastructure, rather than short-sighted temporary fixes.

Addressing infrastructure improvements in resident owned communities allows for the ROC to keep site rental fees affordable for LMI homeowners, opens the door for potential infill development (providing additional rental income to sustain the community), and addresses immediate health and safety issues throughout the lifespan of the infrastructure. Infrastructure investments will be designed to account for existing and potential hazards based on community needs to minimize impacts and support a faster recovery in the face of potential hazards.

<u>Infill</u>

Through infill of new homes, we address the demand by LMI households for affordable homes. Infill efforts also benefit resident owned communities as a whole by providing additional rental income to fund day to day maintenance and future community improvements. These homes will be meet the HUD requirements for manufactured housing.

For the new manufactured homes proposed for PRICE funding, ROC USA will implement a resale restriction for 30 years after the initial purchase of the new home. Specifically, ROC USA will record a security interest ("forgivable soft second

mortgage") for the difference between the price paid and the net subsidy provided in the transaction. The purchase price will not exceed 95% of the median purchase price of a comparable MHU for the area. The resale formula will gradually reduce the repayment amount over the 30-year period. Further, the restriction will include a requirement to sell the home at an affordable price to a homebuyer who earns 80% AMI or less.
Together, these investments are long-lasting in secure and affordable resident-owned communities and support wealth-building for individual homeowners through providing these long-term effects:

- Retaining other affordable housing opportunities for LMI households in the community.
- Ensuring LMI households are not eventually priced out of the community; and
- Assisting current renters and homesite renters in becoming homeowners.

Substantial Amendment (if applicable):

N/A

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
9999	Restricted Balance	*No activities in this project*		
PRICE-Acq	Acquisition	Acquisition	Acquisition	
PRICE-Admin	Administration	Adminstration	Administration	
PRICE-Infill	Infill	Infill	Infill	
PRICE-Infra	Infrastructure	Infrastructure	Infrastructure	

Activities

Project # / PRICE-Acq / Acquisition

Grantee Activity Number: Acquisition
Activity Title: Acquisition

Activity Type:
PRICE - Acquisition of property

Activity Status:
Planned

Project Number:
PRICE-Acq

Project Title:
Acquisition

Projected Start Date:
02/02/2026

Projected End Date:
09/30/2032

Project Draw Block by HUD:
Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
Not Blocked

National Objective:
Low/Mod: Benefit to low- and moderate-income persons/families

Total Budget:	$ 9,000,000.00
Most Impacted and Distressed Budget:	$ 0.00
Other Funds:	$ 0.00
Total Funds:	$ 9,000,000.00

Benefit Report Type:
Area Benefit (Survey)

Ancillary Activities

None

Projected Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	300	105	105	70.00
# of Manufactured Housing Units				0.0

Projected Accomplishments	Total
# of Persons with New Access to Facility/Infrastructure Improvement	
# of Persons with access to Public Facility/Infrastructure that is no longer	
# of Persons with Improved Access to Facility/Infrastructure Improvement	
# of Properties	300

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
ROC USA LLC	Unknown	$ 9,000,000.00

Location Description:

To Be Determined.

Activity Description:

Facilitating the acquisition of manufactured housing communities to form a Resident Owned Community.

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / PRICE-Admin / Administration

Grantee Activity Number: Adminstration
Activity Title: Administration

Activity Type:
Administration

Activity Status:
Under Way

Project Number:
PRICE-Admin

Project Title:
Administration

Projected Start Date:
01/15/2025

Projected End Date:
09/30/2032

Project Draw Block by HUD:
Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
Not Blocked

National Objective:
Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Total Budget:	$ 3,812,467.00
Most Impacted and Distressed Budget:	$ 0.00
Other Funds:	$ 0.00
Total Funds:	$ 3,812,467.00

Benefit Report Type:
NA

Ancillary Activities

None

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
ROC USA LLC	Unknown	$ 3,812,467.00

Location Description:
N/A

Activity Description:
Support the necessary staff and administration resources to administer the PRICE program. Activities include general management, oversight, monitoring, and coordination of projects.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Environmental Reviews: None

Activity Supporting Documents: None

Project # / PRICE-Infill / Infill

Grantee Activity Number: Infill
Activity Title: Infill

Activity Type:
PRICE - New Housing Construction Manufactured Housing Unit

Activity Status:
Planned

Project Number:
PRICE-Infill

Project Title:
Infill

Projected Start Date:
02/02/2026

Projected End Date:
09/30/2032

Project Draw Block by HUD:
Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
Not Blocked

Total Budget: $ 4,872,500.00
Most Impacted and Distressed Budget: $ 0.00
Other Funds: $ 0.00
Total Funds: $ 4,872,500.00

National Objective:
Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Benefit Report Type:
Direct (Households)

Ancillary Activities

None

Projected Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# Owner Households	30	10	11	70.00
# of Households	30	10	11	70.00
# of Manufactured Housing Units	30	10	11	70.00

Projected Accomplishments	Total
# of Singlefamily Units	30
# of Multifamily Units	
# of Housing Units	30
# of Accessory Dwelling Units	
# of Targeted Section 3 Labor Hours	
# of Section 3 Labor Hours	
# of Total Labor Hours	

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
ROC USA LLC	Unknown	$ 4,872,500.00

Location Description:

To Be Determined.

Activity Description:

Infill development to support Resident Owned Manufactured Housing Communities

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / PRICE-Infra / Infrastructure

Grantee Activity Number: Infrastructure
Activity Title: Infrastructure

Activity Type:
PRICE - Water/Sewer Improvements

Activity Status:
Planned

Project Number:
PRICE-Infra

Project Title:
Infrastructure

Projected Start Date:
02/02/2026

Projected End Date:
09/30/2032

Project Draw Block by HUD:
Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
Not Blocked

National Objective:
Low/Mod: Benefit to low- and moderate-income persons/families

Total Budget:	$ 20,440,908.00
Most Impacted and Distressed Budget:	$ 0.00
Other Funds:	$ 0.00
Total Funds:	$ 20,440,908.00

Benefit Report Type:
Area Benefit (Survey)

Ancillary Activities

None

Projected Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	600	210	210	70.00

Projected Accomplishments	Total
# of Persons with New Access to Facility/Infrastructure Improvement	
# of Persons with access to Public Facility/Infrastructure that is no longer	600
# of Persons with Improved Access to Facility/Infrastructure Improvement	
# of Targeted Section 3 Labor Hours	
# of Section 3 Labor Hours	
# of Total Labor Hours	
# of Linear Feet of Water Lines	
# of Linear Feet of Sewer Lines	
# of public facilities	

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
ROC USA LLC	Unknown	$ 20,440,908.00

Location Description:

To Be Determined.

Activity Description:

Infrastructure upgrades in Resident Owned Manufactured Housing Communities.

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Action Plan History

Version	Date
B-23-PR-11-0002 AP#1	03/16/2026