

# OPPORTUNITY TO PURCHASE ACT:



## A Proven Solution for Preserving Affordable Housing in NM

Manufactured homes constitute a substantial portion of NM's affordable housing inventory, **providing an accessible path to homeownership for many low-income New Mexicans—especially seniors living on fixed incomes.**

### The Problem: Growing Pressure on Manufactured Home Communities (MHCs)

- Unlike any other form of housing, residents own their homes but not the land beneath them, leaving them vulnerable to skyrocketing rents, disinvestment, and community closures.
- Out-of-state investors are rapidly acquiring MHCs, raising rents beyond what residents can afford, cutting back on community maintenance and improvements, and displacing residents.
- Without protections, residents risk losing their homes and investments when MHCs are sold or repurposed.
- When communities close, relocation is often impossible due to the cost and risk of structural damage, leaving residents with no viable housing options and forcing them to abandon their most valuable asset—their home.

### Key Provisions of the Opportunity to Purchase Act

1. **Advance Notice:** MHC owners must provide residents with timely notice before selling or transferring the property.
2. **Resident Purchase Opportunity:** Residents, through a cooperative or designated nonprofit, have the right to submit an offer to purchase the community.
3. **Good Faith Negotiations:** MHC owners are required to negotiate in good faith with resident groups to reach a mutually beneficial agreement.
4. **Time to Secure Financing:** Residents will have a reasonable timeframe to arrange financing and close the purchase, ensuring a fair process for all parties.
5. **Community Benefits:** When residents own their communities, rents remain stable, infrastructure is maintained, and community engagement increases—benefiting not just residents but the entire local economy.

**42% OF NM SENIOR HOUSEHOLDS EARN LESS THAN \$40,000 ANNUALLY**

### The Solution: Opportunity to Purchase Act

**HB 426 would give residents of MHCs the right to advance notice of a park owner's intent to sell and an opportunity to purchase it.** This proven approach has stabilized and preserved affordable housing in several states, including New Hampshire, Vermont, and Colorado.

**APPROXIMATELY 17% OF HOUSING UNITS IN NEW MEXICO ARE MANUFACTURED HOMES**