

# AFFORDABILITY OF RESIDENT OWNED COMMUNITIES



In a commercially owned community (aka a “mobile home park”), even though residents own their homes, the park owner controls the lot rent and the park rules. Each time the community is sold to a new owner, the rent is likely to increase. An estimated **22 million Americans** live in manufactured homes.

## 18,000

In a resident-owned community (ROC), homeowners form a non-profit 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. Nearly **18,000 households** have secured their future through resident ownership.

## LOT FEES

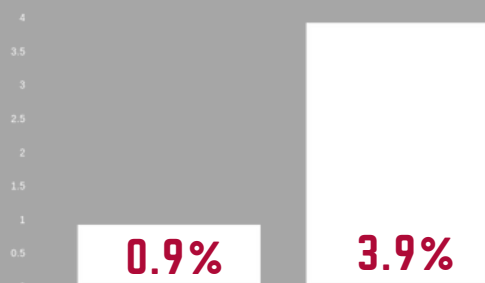


The money paid each month to lease the land, called a site fee, lot fee or rent, increases annually. These increases go toward expenses, like property taxes, park maintenance, and utilities, as well as infrastructure upgrades (improvements to roads, water, community improvements). In commercially owned parks, lot fees also provide **profits for the landlord**.

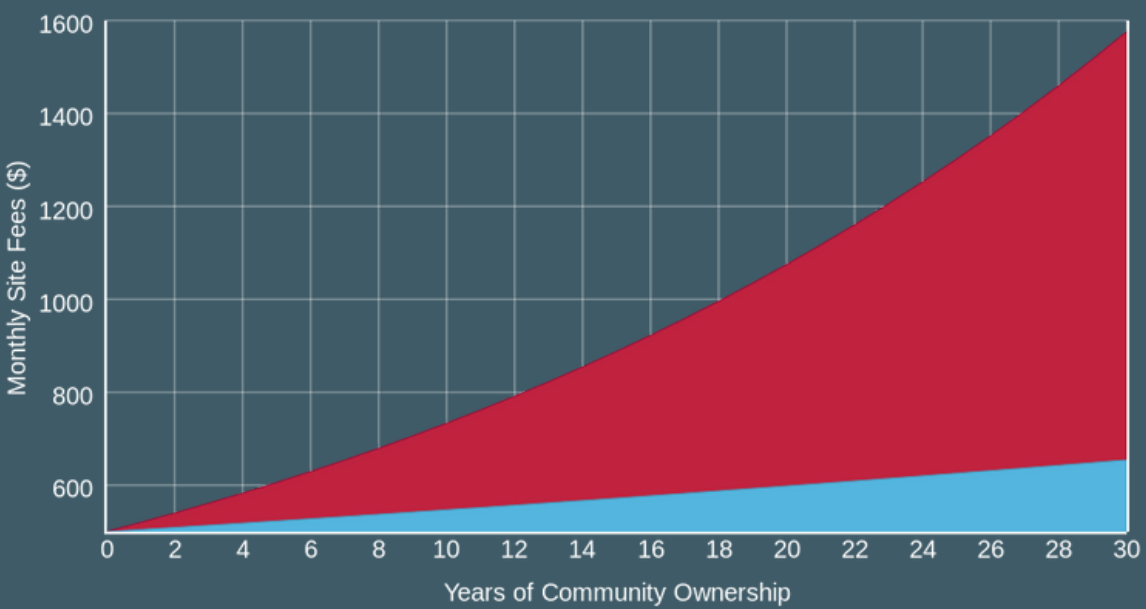


## RENT TRENDS

On average, monthly lot fees in resident owned communities in ROC USA<sup>®</sup> Capital's portfolio increase by **0.9% annually**, less than a quarter of the average **3.9%** increase in commercially owned communities. (Source: MH Insider, July/August 2019).



## RENT INCREASE OVER TIME



### \$572

Monthly lot fee in a resident owned community after 15 years.

Based on an initial \$500 monthly lot fee increased by 0.9% annually.

### \$888

Monthly lot fee in a commercially owned community after 15 years.

Based on an initial \$500 monthly lot fee increased by 3.9% annually.



Contact ROC USA<sup>®</sup>:  
 Email: [contact\\_us@rocusa.org](mailto:contact_us@rocusa.org)  
 Phone/Fax: (603) 513-2791  
[www.rocusa.org](http://www.rocusa.org)

