

Georgia Legal Services Program, Inc. (GLSP) and the **Georgia Community Loan Fund, Inc.** co-convened a symposium, **Creating Affordable Homes: The Role of Manufactured Housing in Georgia** in Atlanta, Georgia on September 14, 2005.

Sponsorship was provided by: **The Fannie Mae Foundation, Sutherland Asbill & Brennan LLP, Regions Bank, SunTrust Bank, NetBank Inc., and the Federal Home Loan Bank of Atlanta.**

As affordable housing advocates and intermediary service providers, GLSP and GCLF co-convened this symposium to review data, define the market, hear what residents of manufactured housing parks are doing to secure their assets, summarize existing models and laws, and kick off the **Georgia Manufactured Housing Initiative**. One million Georgians (1/8th of Georgia's population) live in manufactured housing. Despite the prevalence of manufactured housing and its critical role as a source of affordable homeownership for Low to Very-Low Income families in our state, this housing sector is plagued with problems that undermine its ability to provide the same level of financial security and wealth-building opportunities offered by traditional, site-built homeownership.

As part of the **Georgia Manufactured Housing Initiative**, this event gathered banking representatives, affordable housing advocates, lawyers, community groups and county level government representatives from various locations throughout Georgia to discuss how Manufactured Housing residents are changing Georgia's communities and are helping to change the manufactured housing marketplace in the US.

Speakers at the symposium included Dr. Anne Sweaney of the University of Georgia Department of Family and Consumer Sciences and the National Manufactured Housing Research Board; Paul Bradley of the New Hampshire Community Loan Fund, Inc.; Cheryl Fitzgerald and Patrick Simmons of the Fannie Mae Foundation; Skipper StipeMaas of GLSP; and Jason Gray of Southern Rural Development Initiative.

Breakout sessions at the symposium reflected a 4-pronged approach by the Georgia Manufactured Housing Initiative to support manufactured housing communities throughout the state. Presentations and discussions covered 1) legislative issues, 2) community land trust models of preserving affordable housing, 3) community-led initiatives, and 4) financing options. Attendees learned about the People of Hope community members' efforts to create GA's first resident-controlled, permanently affordable MH community. Participants also participated in discussions concerning: the Community Land Trust land tenure model, legislation from other states which promote a healthy MH stock and financing currently in place and the impact mainstreaming financing can have for manufactured homes and resident-controlled parks. The symposium ended with discussions on how to further the GA Manufactured Housing Initiative.

The symposium's 70 attendees will be contacted via email to set up another working group meeting that will be held in South Georgia. PowerPoint presentations and other materials from the symposium are being posted on GCLF's website at www.gaclf.org