



# HOUSING NOW

November 2025

## NYHA CELEBRATES 75 YEARS!

What a fantastic way to celebrate 75 years! We had a great turnout at our 75<sup>th</sup> Annual Convention & Trade Show this year and hope everyone who was able to attend enjoyed everything, made some new contacts, and learned at least one new thing.

We were happy to see some new faces in the crowd and enjoyed visiting with old friends. Del Lago was a wonderful host for our event.

On October 15<sup>th</sup> we held a Welcome Reception & Banquet and enjoyed a fabulous dinner, a DJ playing some of the greatest hits from the 70s, a photo booth, and plenty of time to visit with each other and this year's Exhibitors.

This year's Patricia A.

Fiederer President's Award went to Joe Bushey. Joel Harper received the 2025 Hall of Fame Award. Congratulations to both Joe and Joel for receiving these awards!

On October 16<sup>th</sup> we held educational seminars and the trade show. This year's speakers included: Neil Bandel, Jaime Cain, Esq., Phil Copeland, David Finney, Joel Harper, Jared Hirt, Esq., Jane McLaughlin, Esq., Chris Nicely, William Sherman and John Weldy. They covered important topics,

including: HUD Code Updates; Ask the Attorneys; Economic Review/Outlook & Trend Analysis; RPL 233 Discussion; NYS Code Updates; Installations; Digital Marketing; and information on our new website: [www.factorybuiltnewyork.com](http://www.factorybuiltnewyork.com). Thanks to all of this year's speakers!



William Galm and Gary Reibert

The 75<sup>th</sup> Annual Trade Show exhibitors and sponsors were: Adams & Leclair; Blevin's; Cavco Clarion; Champion Homes – Atlantic; Champion Homes – Redman; Champion Homes – Skyline; Clayton Lewistown; Credit Human FCU; Dura-Bilt Products; Eagle River Homes; Eco-Logical; First Credit Corp of NY; Garden Homes Management Corp.; Haylor, Freyer & Coon; J. Redman Homes; MHD Empire Service Corp.; NYS DOS DBSC; Schechner Lifson Corp;

StyleCrest, Tammac Holdings Corp.; Titan Homes; Triad Financial; UMH Properties; and Walker Sales & Distribution. The success of the Convention is attributable to their support, thank you!

Congratulations to the 2025 Costume Contest winner: NYHA Board member Gary Reibert.

Plans will be underway for the 76<sup>th</sup> NYHA Annual Convention & Trade Show soon.

**Stay Tuned!**



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on annual utility costs<sup>1</sup>

## SAVE MONEY on Energy Bills

Average monthly energy cost comparison<sup>2</sup> between a multi-section Tempo® home built to eBuilt™ standards and a traditional off-site built home:

### Albany, NY

#### Electric Utilities

**eBuilt<sup>™</sup>**  
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Traditional  
Off-Site  
Home  
**\$396**

Estimated Annual Savings:  
**\$1,896**

#### Gas Utilities

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**\$155**

Traditional  
Off-Site  
Home  
**\$208**

Estimated Annual Savings:  
**\$628**

eBuilt™ homes meet the US Department of Energy's ZERO ENERGY READY HOME national requirements.

### Sources

<sup>1</sup> [https://www.energy.gov/sites/default/files/2022-11/ZERH%20Name%20and%20Logo%20Use%20Guidelines\\_0.pdf](https://www.energy.gov/sites/default/files/2022-11/ZERH%20Name%20and%20Logo%20Use%20Guidelines_0.pdf)

<sup>2</sup> Energy savings are based on electrical and gas energy consumption using NREL® BEopt™ to estimate annual electrical and gas energy consumption of a home built to DOE Zero Energy Ready Home™ guidelines compared to the same home built only to industry and HUD standards in the cities listed. Estimates are based on calculations for multi-section Tempo Let It Be and Shout models.

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# REMINDER TO COMMUNITY OWNERS: REGISTER WITH NYSDTF



Department of Taxation and Finance

## Instructions for Form RP-233 Manufactured Home Parks Registration Form

# RP-233-I

(10/25)

### General information

Each manufactured home park owner or operator **must** file a registration with the Tax Department on Form RP-233, *Manufactured Home Parks Registration Form*. The registration **must** include the names of all owners of the park, the name of the primary contact, the names of all adult residents of the park, the total monthly rent for each lot, all services provided by the park owner to the residents, and a copy of all current manufactured home park rules and regulations. If your park rules and regulations have **not** changed since the last registration, then you do not need to provide a new copy.

### Definitions

**Manufactured home park** means a contiguous parcel of privately-owned land that is used for the accommodation of three or more manufactured homes occupied for year-round living.

**Manufactured home** means a structure, transportable in one or more sections, which in the traveling mode, is eight body feet or more in width or forty body feet or more in length, or, when erected on site, is three hundred twenty or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein.

The **Primary contact** is the person designated by the park owner as an agent on the premises or near the manufactured home park to ensure the availability of emergency response actions in matters affecting the health, safety, well-being, and welfare of manufactured home residents in the park. This information should also be posted in a clearly visible location in the park.

**Facility ID** is the identification number provided by the Division of Housing and Community Renewal (HCR). If you do not have a facility ID number, contact HCR at 1-800-432-4210.

A **rent-to-own contract** means an agreement between a park owner or operator and a renter that, after a specified time or other contingency, the renter will take ownership of the rented home.

**Seasonal properties** means the park location has mobile homes that are owned/rented for a full calendar year but are unoccupied for a portion of that calendar year.

### Who must register

All manufactured home parks located within New York State must register their park, lot, and resident information to ensure that the most up-to-date information is on file.

### When to register

You must register your park information twice each year. All manufactured home parks must register on or before January 1 and July 1 each year. Each manufactured home park may submit their registrations **up to 30 days** before the due date of each registration period.

### Violations

Failure to provide the required information may subject you to civil penalties under the Real Property Law of up to \$2,000 for each violation against each defendant plus direct restitution. If a court determines that a violation of Real Property Law

section 233 has occurred, it may impose an additional civil penalty of up to \$1,500 for each such violation.

### Signature of park owner or primary contact

Enter the name, date, signature, and daytime contact phone number of the park owner or primary contact certifying the information on Form RP-233.

Mail your completed Form RP-233 and any required attachments to:

**NYS TAX DEPARTMENT  
MANUFACTURED HOME PARKS REGISTRATION UNIT  
W A HARRIMAN CAMPUS  
ALBANY NY 12227-0857**

If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.

**Note:** If your registration form is incomplete or is not signed, we will return it to you.

### Need help?

Visit our website at **[www.tax.ny.gov](http://www.tax.ny.gov)**

- get information and manage your taxes online
- check for new online services and features

Facility ID inquiries (HCR): 1-800-432-4210

Other registration inquiries: 518-591-5232

To order forms and publications: 518-457-5431

Text Telephone (TTY) Dial 7-1-1 for the New York Relay Service

### Privacy notification

New York State Law requires all government agencies that maintain a system of records to provide notification of the legal authority for any request for personal information, the principal purpose(s) for which the information is to be collected, and where it will be maintained. To view this information, visit our website, or, if you do not have Internet access, call and request Publication 54, *Privacy Notification*. See *Need help?* for the Web address and telephone number.



For more info, visit:

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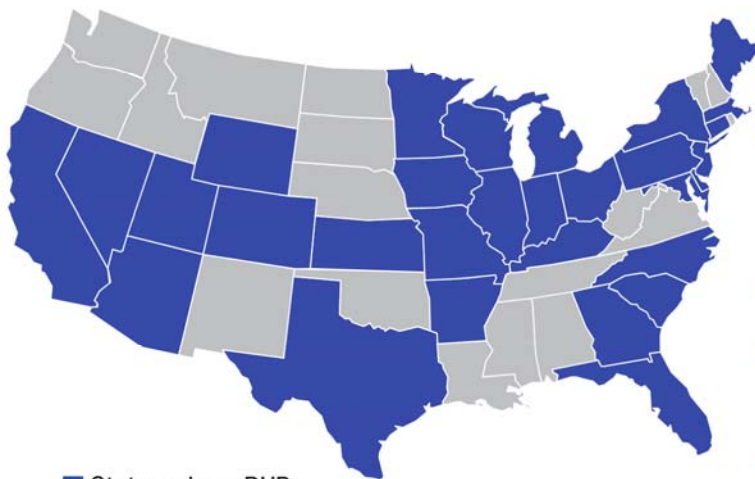
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Thank You Exhibitors & Sponsors!





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## ATTN: ALL NYHA MEMBERS!

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or fix our current  
affordable housing  
crisis without also  
addressing housing  
discrimination.**

**HAVE YOU TRIED TO SELL A MANUFACTURED HOME TO A CUSTOMER ONLY TO BE TOLD THE TOWN OR VILLAGE WILL NOT ALLOW PLACEMENT ON PRIVATE PROPERTY?**

### **NYHA CAN HELP!**

Some Towns and Villages have outdated zoning that prohibits Manufactured Homes on private land. In 2015, Legislation was signed in to law that prohibits discrimination against an “aesthetically similar” home, manufactured homes included.

If you need a copy of the law to give to your Town or Village Officials, please reach out to:  
[Kathy@nyhousing.org](mailto:Kathy@nyhousing.org)



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## HUD'S NOTICE OF UPCOMING PROPOSED RULE COULD EXPAND FHA MORTGAGE ACCESS

In its Semiannual Regulatory Agenda, HUD's Office of Single Family Housing has announced an upcoming Notice of Proposed Rulemaking, expected in May 2026, that could significantly expand mortgage eligibility for manufactured homes.

The forthcoming proposed rule would revise HUD's current mortgage criteria—limited to one unit dwelling structures—to align with recent amendments to the Manufactured Home Construction and Safety Standards, which now permit up to four unit dwelling structures. This change would bring manufactured housing in line with the FHA mortgage insurance program, which already supports financing for one-to-four-unit dwellings.

HUD's existing one-unit limitation was originally based on the Manufactured Home Construction and Safety Standards, which at the time only covered one unit manufactured homes. With the recent expansion of HUD-code compliance to include multi-unit structures, this update is a critical step toward increasing housing supply and affordability.

Importantly, the rule would also shift foundation requirements to rely on HUD's Model Manufactured Home Installation Standards, for the first time since they became effective on October 20, 2008, ensuring consistency with the most current industry practices developed in collaboration with the Manufactured Housing Consensus Committee (MHCC).

This development reflects the direct impact of MHI's advocacy efforts, particularly at the inaugural Manufactured Housing Lender Roundtable held at HUD headquarters in June. During that meeting, MHI leadership strongly advocated for modernizing FHA mortgage eligibility criteria and aligning them with current HUD Code standards.

The upcoming proposed changes are expected to save consumers thousands of dollars in foundation costs and expand access to

homeownership, especially for families seeking affordable, multi-unit manufactured housing options.

MHI will continue to monitor this upcoming rulemaking and advocate for policies that support innovation and growth in the manufactured housing sector.

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703-558-0400 [info@mfghome.org](mailto:info@mfghome.org)

[www.manufacturedhousing.org](https://www.manufacturedhousing.org)

## 2025 COMING EVENTS

Nov 11	Continuing Ed	Remote	9am - 12pm
Nov 11	Monthly Meet-Up	Remote	11am – 12pm
Nov 12	21B & Mechanics	Remote	9am – 4pm
Dec 9	Monthly Meet-Up	Remote	11am – 12pm

*Stay tuned for the 2026 Calendar of Events!*

### NYS VIRTUAL WINTER ENERGY WORKSHOPS

Community leaders and elected officials are invited to attend "one-stop shopping" Winter Energy Workshops to hear from NYS agencies regarding programs on energy efficiency, housing, aging, and more to help the residents/constituents in their communities manage winter energy bills. The workshops will include presentations from the following state agencies: Department of Public Service, Energy Research and Development Authority, Housing and Community Renewal, Office for the Aging, and Power Authority.

Topics include:

- ♦ **Energy Efficiency:** What It Is and Why It Matters
- ♦ **Energy Affordability and Financial Assistance:** Ways to Reduce Your Monthly Energy Bill
- ♦ **Weatherization:** How Insulation & Air Sealing Can Improve Your Living Space
- ♦ **Services for Older Adults:** What They Are and How to Apply
- ♦ **Consumer Protections & Responsibilities:** What They Are and How They Help

#### Workshop Information

**November 18, 2025, 10 - 11:30 a.m.**

<https://dps.ny.gov/winter> for more information.

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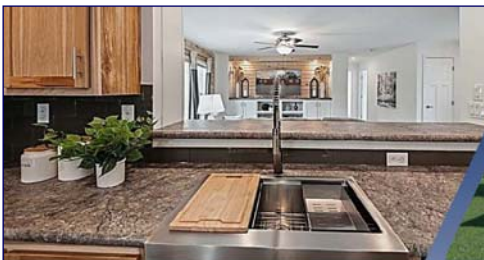
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