



## Property Improvement and Manufactured Housing Loan Modernization Act (MHLMA)

Why is the Property Improvement and Manufactured Housing Loan Modernization Act (MHLMA) important?

- Restores FHA Title I as a key component in the fight to expand affordable housing supply
- Updates loan limits and terms to meet today's market realities
- Protects the long-term strength of Title I by modernizing limit-setting and indexing it to inflation to keep pace with rising home costs
- Unlocks Title I financing for Accessory Dwelling Units (ADUs), one of the fastest and most practical ways to expand housing supply

| Loan Type                               | Loan Limits pre-2024 | Loan Limits under MHLMA | Percentage increase |
|---|----------------------|-------------------------|---------------------|
| Manufactured Home Lot Loan              | \$23,266             | \$43,377                | 86.50%              |
| Manufactured Home Loan (Single-section) | \$69,678             | \$106,405               | 52.70%              |
| Manufactured Home Loan (Multi-section)  | \$69,678             | \$195,322               | 180.40%             |
| Combination Loan (Single-section)       | \$92,904             | \$149,782               | 61.20%              |
| Combination Loan (Multi-section)        | \$92,904             | \$238,699               | 156.90%             |