COOPERATIVE DEVELOPMENT INSTITUTE · WISP

Building Community Strength… Underground

Cooperative Development Institute
The Northeast Center for Cooperative Business

CDI's Water Infrastructure Support Program (WISP) helps nonprofit and resident-owned manufactured home communities access funding to build safe and reliable water and wastewater infrastructure.



Crews working beside homes to install new underground lines



Trenching through a yard to bring in new blue water service lines



Large-diameter pipe and a concrete structure going in near the road



Sewer pipe and fittings laid between neighboring homes

WHAT IS WISP?

CDI has worked with manufactured homeowners across New England since 2009, helping them cooperatively purchase and democratically manage their neighborhoods. CDI's Water Infrastructure Support Program (WISP) helps both nonprofit and resident-owned communities access funding to build safe and reliable water and wastewater infrastructure.

Manufactured-home communities are an essential source of affordable housing across the Northeast. But often their infrastructure is at the end of its useful lifespan, so major investment is needed to sustain these affordable communities for the long term.

WISP bridges the gap between the water infrastructure funding world, traditionally geared toward municipalities, and manufactured-home communities. This program provides **FREE** technical and managerial support to connect eligible manufactured-home communities across New England and New York with available funding sources, including from the USDA Rural Development agency.

64

manufactured home communities helped since WISP began in March 2023, including 10 in Maine

$48.8M

in funding awarded for New England communities' infrastructure projects

$48.6M

still to be raised to complete needed projects, based on completed engineering studies

WHAT IS A…

Manufactured home community (MHC)

A neighborhood of manufactured homes, often called a "mobile home park." Residents typically own their home but pay lot rent for the land beneath it.

The community's shared infrastructure, such as water, sewer, stormwater and electrical systems, is owned and maintained by the community's owner. When that infrastructure ages or fails, it puts every household at risk.

WHAT IS A…

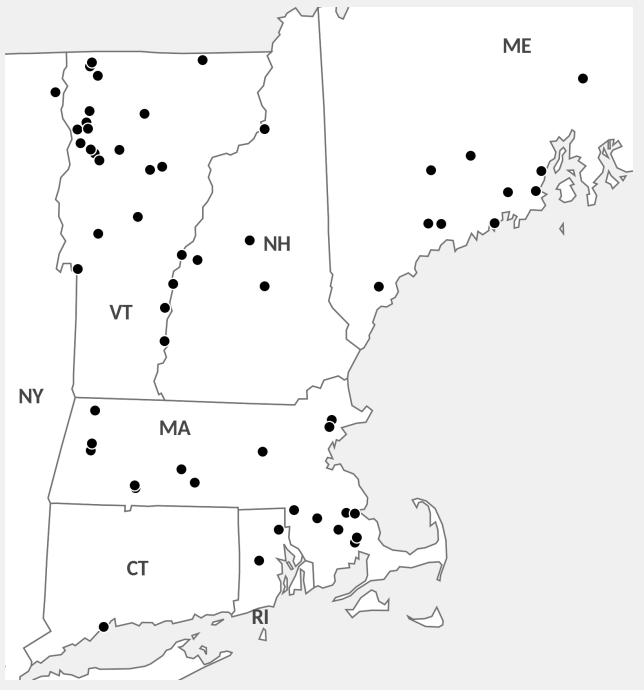
Resident-owned community (ROC)

A manufactured home community owned by the people who live in it. Residents form a cooperative, buy the land together, and each household holds a membership share.

Members elect a Board of Directors and make other key decisions: setting lot rent, budgeting, and prioritizing repairs. Ownership means the land is secure and can't be sold out from under the homeowners who live there.

WHERE WE WORK

Our client communities



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