

2022 Vermont Statewide Housing Conference

Manufactured Home Communities as an Affordable Housing Solution: Conversion to Sustainability



Conference Themes

- 1 What is inspiring you today?
- 2 What do you want to explore further?
- 3 Who do you want/need to connect with?
- 4 What will YOU do to help solve the housing crisis?

The Panel

Lisa Hodgkins | St. George Cooperative Board Member

Julia Curry | Cooperative Development Institute |
Cooperative Housing Specialist

Nate Lantieri | Champlain Valley Office of Economic
Opportunity | Mobile Home Program – Resident Organizer

Adam Miller | Vermont Agency of Natural Resources |
Director of Environmental Compliance

Different Types of Factory Built Homes

Mobile Homes

A residential structure manufactured prior to the enactment of the Federal Manufactured Housing and Construction Standards, also known as the HUD Code, in 1976. Mobile homes are no longer being constructed.



Manufactured Homes

Single family residential dwelling built in compliance with the HUD Code. Homes built after 1976. Built in multi-sectional or single section units and verified by an independent third party inspector.



Modular Homes

Homes built to the state Code where the home will be located. They are sectional units built in a production facility, then transported to the site and assembled.



Average Costs Nationally: Manufactured Vs. Stick-Built Homes

TABLE 3

Key Single-Family Housing Characteristics, by Construction Method, 2021

	Manufactured homes	Site-built homes
Average sales price, excluding land	\$108,100	\$365,900
Average square footage	1,497	2,544
Average price per square foot	\$72	\$144
Median homebuyer income	\$57,000	\$93,000
Number of units completed	105,800	970,000

Sources: 2021 US Census Bureau Survey of Construction, 2021 US Census Bureau Manufactured Housing Survey, and 2021 Home Mortgage Disclosure Act data.

Source: <https://www.urban.org/research/publication/role-manufactured-housing-increasing-supply-affordable-housing>

National Data:



Two-thirds of manufactured homeowners make less than \$50,000, and more than a quarter make less than \$20,000 per year.

1 in 10



In 2020, one in every ten new single family homes was a manufactured home.

Source: <https://multifamily.fanniemae.com/news-insights/multifamily-market-commentary/manufactured-housing-landscape-2020>

Manufactured Home Communities

Also known as Mobile Home Parks or Trailer Parks. These communities often offer even greater affordability because individuals do not own the land beneath their homes. MHCs also face unique challenges.



Types of MHC Ownership

Private

Private for-profit investors own the majority of Manufactured Home Communities.



Non-Profit

Non-profit entities such as housing agencies own the community.



Cooperatives

Resident owned communities (ROCs): homeowners form a non-profit business structured as a cooperative.



MHC's In Vermont

How Many MHCs are in VT?

236 MHCs Statewide with 7080 lots. Only 6 new communities established after 2000.

How Many MHCs Are Cooperatives?

20 Cooperatives
48 Non-profit
168 For-profit

What are the Sizes of the Communities?

1-20 lots: 134 MHCs
21-74 lots: 81 MHCs
75-263 lots: 21 MHCs

What % of the VT Housing Stock?

Manufactured homes make up about 7% of the overall housing stock in Vermont.

Average Lot Rents MHC

\$360 Statewide

\$455 Chittenden County

Average Rents for 2BR Apts

\$1,111 Statewide

\$1,347 Chittenden County

Advantages of Living in an MHC & Stigma



Vermont Laws Governing MHCs

More Information:
<https://accd.vermont.gov/housing/plans-data-rules/rules>

Chapter 153 Title 10

Mobile home park law is located here and includes park owner/homeowner rights and responsibilities, creation of a just cause eviction standard, mediation threshold for lot rent increases, and sale process, including an opportunity to pursue resident ownership.

Chapter 64 Title 10

Laws that regulate water and septic systems that serve mobile home parks. May be regulated by local zoning ordinances and by Act 250 in some cases.

How Do Communities Become Cooperatives?

How do deals come together?



Key Issues

Funding

Most state and federal funding and financing sources are complex and geared toward municipalities.

Infrastructure

Often infrastructure within the communities is underinvested in and becomes an issue when homeowners want to buy the community.

Technical Assistance

Assessing needs, creating capital improvement plans, and applying for resources to address needs is often overwhelming for cooperative owners. MHCs do not have access to the same level of professional staff or readily available contractors to support their infrastructure needs.

ARPA Healthy Homes MHC

More Information:

<https://anr.vermont.gov/special-topics/arpa-vermont/manufactured-housing-community-solutions>

Funding Available for MHCs Through American Rescue Plan Act (ARPA)

Grants for Needs Assessment, Technical Assistance/ Permitting, Construction, 3-acre Permit Support Services.

39 MHCs Applied for Funding

21% were resident owned cooperatives, 33% were non-profit owned, and 46% were privately owned.

\$12 Million in Project Needs From First Application Round

Agency of Natural Resources estimates these projects are more likely to cost closer to \$16M-\$20M.

Questions?

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