

FUNDING FOR MANUFACTURED HOME COMMUNITIES

Mobile Home Task Force – Nov. 3, 2023

Presented by

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Vermont Mobile Home Park, Waitsfield

Statutory Purpose

“the dual goals of creating affordable housing for Vermonters, and conserving and protecting Vermont’s agricultural land, forestland, historic properties, important natural areas, and recreational lands of primary importance to the economic vitality and quality of life of the State.”

10 V.S.A.15 §302



Lindale

Non-profit owned park with 67 homes in Bristol, VT.

Task Force Charges

- (1) the status of mobile homes and mobile home parks within Vermont's housing portfolio;**
- (2) the condition and needs for mobile home park infrastructure among parks of various sizes;**
- (3) the current statutory treatment of mobile homes either as personal or real property;**
- (4) modern construction, energy efficiency, and durability of manufactured housing, and the availability, affordability, and suitability of alternative types of manufactured, modular, or other housing;**
- (5) the type and scope of data and information collected concerning mobile home residents, mobile homes, and mobile home parks and opportunities to make the data and information more centralized, accessible, and useful for informing policy decisions; and**
- (6) conversion to cooperative ownership and technical assistance available to prospective and new cooperative owners, including the availability of guidance concerning governance structures, operation, and conflict resolution.**



VHCB's work with MHCs

- VHCB allocates state and federal dollars to eligible MHCs
- Eligible activities include:
 - feasibility studies, acquisition, refinance, infrastructure funding, lot preparation, infill placement of new homes
- Primarily work with non-profit and cooperatively owned parks.
- Requirement for permanent affordability





Manufactured Home Replacement and Infill Initiative

- Increase the availability of safe and affordable long-term mobile home rentals
- Prioritize households experiencing homelessness, especially those who are exiting residence at hotels and motels
- Utilize available mobile home lots
- Support the installation of energy-efficient homes
- Learn more and apply:
<https://www.vhcb.org/mobile-home-replacement-housing>

VHCB Impact

Over 35 years, VHCB has invested in over 50 parks improving over 2,000 homes.



Case Study:

Addison Housing Works portfolio reinvestment

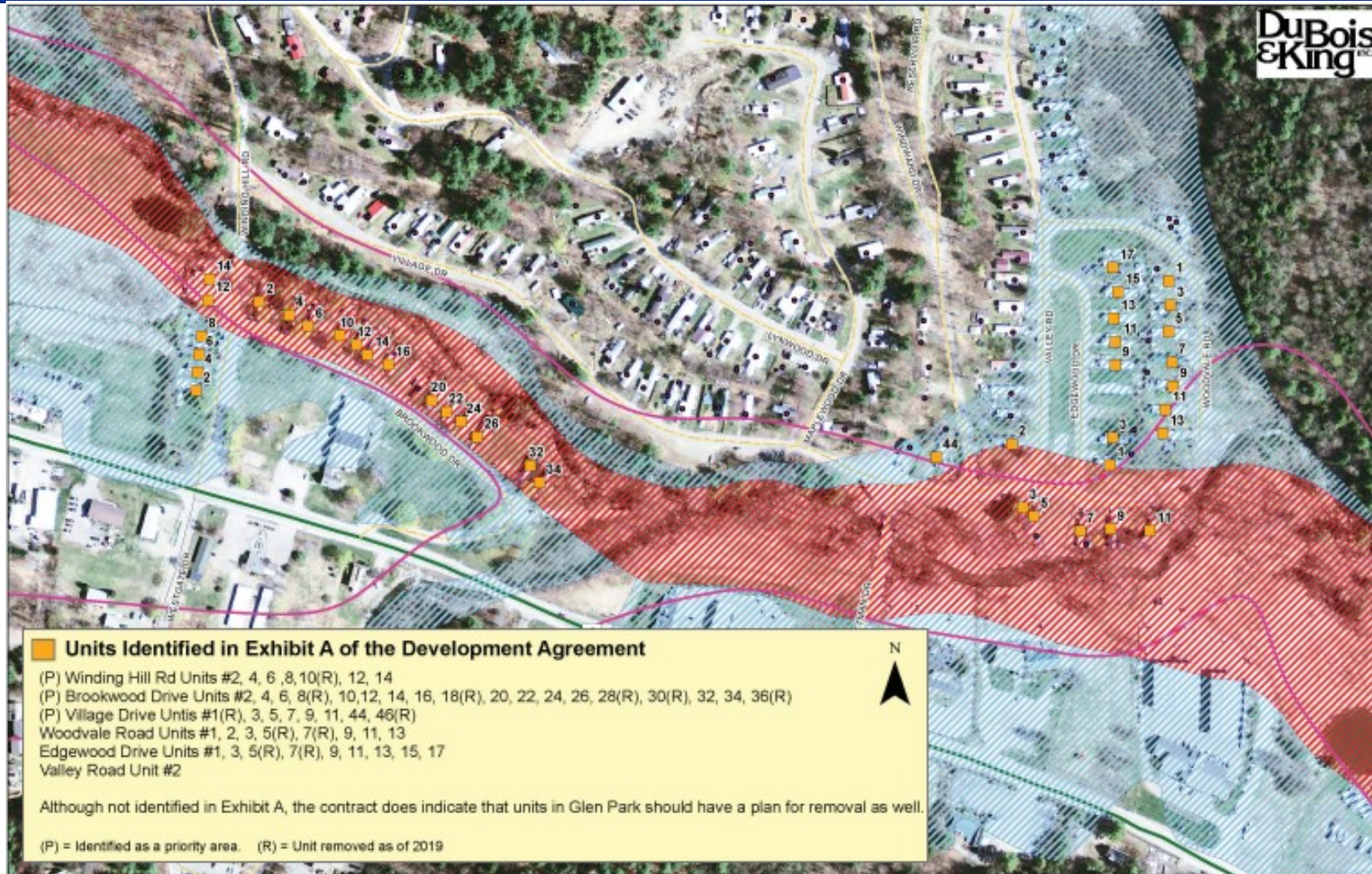
- Refinance of 8 parks with 273 lots
- Funded in partnership with VHFA

Primary Funders

- **Federal**
 - USDA Rural Development
 - HUD PRICE (coming soon)
 - Congressionally Directed Spending
- **State**
 - VHCB, VHFA, ANR, CHT, Efficiency Vermont and others
- **Local**
 - See matrix



Tri-Park



- Tri-Park:
 - A coop of three MHCs in Brattleboro including roughly 296 lots.
 - The coop is taking on a range of improvements including:
 - The buyout of homes in the flood way
 - Creating 26 infill lots out of the floodway.
 - Improving bridges that provide critical park access
 - Wastewater improvements at 2 parks

Reflections

1. Coordination between funding partners is critical, both on the project level, and on the program design level.
2. The inability to fully assess infrastructure needs and upgrade costs prior to acquisition is a barrier.
3. The aging housing stock is a challenge.
4. How to ensure public investment benefits low and moderate income Vermonters is a key consideration.



Whistlestop Mobile Home Park, Bradford



THANK YOU

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