

# **Mobile Home Park Risk Assessment Tool**

House General, Housing and Military Affairs Jan. 10, 2014

Arthur Hamlin, Housing Program Coordinator  
Vermont Dept. of Housing and Community Development

# Background

- Developed for DHCD's Report on MHP Disaster Resilience required by Act 137 of 2012
- Report found MHPs have higher risk of flood hazards, 12% of MHs in parks vs. 4% of single family
- 17 parks were damaged in Tropical Storm Irene; 15% of all homes damaged were MHs

# What is it?

- An Excel workbook made up of five spreadsheets or tabs
- Data on all 246 registered MHPs
- Data on all 54 MHPs in flood hazard or river corridor areas

# What does it include?

- Flood hazard and fluvial erosion / river setback data
- Water and wastewater systems and State permits
- 2012 DHCD registry information
- Vacancy and lot rent history
- A summary tab with selected information from these tabs

# What sources were used?

- Sources
  - 1) DHCD's 2012 Registry of MHPs
  - 2) ANR's Dept. of Environmental Conservation
  - 3) UVM's flood hazard research

# **Who created it?**

UVM's Mobile Home Park Research Team  
(Dan Baker, Kelly Hamshaw & Scott Hamshaw)

# How detailed is the data?

- The flood hazard tab includes more than 15 columns of data
- The infrastructure tab includes 10 columns of data
- The vacancy and rent tab includes data from 2009 – 2012
- The 2012 DHCD Registry tab includes all key data required to register a park

# Where will it be kept?

- Currently the DHCD and UVM have copies of the file
- DHCD hopes to make it available to the public on its website



# How will it be updated?

DHCD's Report on MHP Disaster Resilience recommends re-establishing an "Interagency Mobile Home Park Compliance Group" that could be responsible for maintaining and updating the information.

# How will it be used?

The data in each tab can be filtered and sorted to help identify and assess the various risk factors associated with any park or identify parks that may be at higher risk, allowing State agencies, nonprofits, owners and residents to prepare for disasters, and respond when necessary to purchase or relocate a park.

# How does it work?

- Tabs can be sorted and filtered to identify a list of parks that meet certain criteria
- Data on an individual park can be found in one place; i.e. parks noticed for sale

# Example

- Filtering the flood hazard tab for parks with at least one lot in the floodway resulted in 14 parks:

MOBILE HOME PARKS WITH LOTS SUSCEPTIBLE TO FLOOD HAZARDS															
MHP ID	Mobile Home Park Name	Town Name	Flooded during 2011	Highest Flood Hazard Area of Lots in Park	Highest FEH Zone of Lots in Park	Floodplain Data Source	Total Lots in Park	Estimated Number of Lots by Highest FEMA Flood Hazard Areas							
								Floodway	% of Lots	100 Year Floodplain	% of Lots	500 Year Floodplain	% of Lots	All Flood Hazards	% of Lots
148	Evergreen Manor Mobile Home Park	Hardwick	Yes*	Floodway	Unknown	Paper FIRM	32	3	9%	16	50%	0	0%	19	59%
21	Cowdrey MHP	Randolph	No	Floodway	Extreme	Digitized FIRM	11	3	27%	0	0%	0	0%	3	27%
150	Forest Dale Mobile Home Park	Brandon	Yes*	Floodway	Unknown	DFIRM	5	2	40%	4	80%	0	0%	6	100%
211	FWMHP, LLC	Castleton	Yes*	Floodway	Unknown	DFIRM	46	1	2%	1	2%	5	11%	7	15%
154	Berlin Mobile Home Park	Berlin	Yes*	Floodway	Extreme	Draft DFIRM	30	32	100%	0	0%	0	0%	32	100%
155	River Run Mobile Home Park	Berlin	Yes*	Floodway	Unknown	Draft DFIRM	34	28	82%	6	18%	0	0%	34	100%
134	Weston's Mobile Home Park, LLC	Berlin	Yes*	Floodway	None	Draft DFIRM	83	6	7%	48	58%	14	17%	68	82%
307	99 North Main Mobile Home Park	Northfield	No	Floodway	High	Draft DFIRM	7	1	14%	2	29%	4	57%	7	100%
172	Tucker Mobile Home Park	Northfield	Yes*	Floodway	Very High	Draft DFIRM	32	1	3%	30	94%	1	3%	32	100%
61	Glen Park	Brattleboro	Yes*	Floodway	Extreme	DFIRM	23	14	61%	19	83%	0	0%	33	100%
59	Mountain Home Park	Brattleboro	Yes*	Floodway	Extreme	DFIRM	271	33	12%	57	21%	0	0%	90	33%
42	Benson's Park	Rockingham	Yes*	Floodway	High	DFIRM	7	1	14%	7	100%	0	0%	8	100%
37	Black River Mobile Court	Ludlow	Yes*	Floodway	High	DFIRM	15	8	53%	6	40%	0	0%	14	93%
143	Riverside Mobile Home Park	Woodstock	Yes*	Floodway	Unknown	DFIRM	40	5	13%	8	20%	23	58%	36	90%

# Example 2

- Filtering the infrastructure tab for parks with municipal water and on-site wastewater systems resulted in 15 parks:

MOBILE HOME PARK INFRASTRUCTURE ANALYSIS								
MHP ID	MHP Name	Town	Total Lots	Water System Type	Connection Type / Source	Sewage	Permit DEC	Permit Act 250
55	Harrington Mobile Home Park	Shaftsbury	9	Municipal	Shaftsbury Water System	Individual On-Site		
264	Strong's Mobile Home Park	Hardwick	3	Municipal	East Hardwick Fire District	Community On-Site		
221	Maple Ridge Trailer Park	Lyndon	41	Municipal	Lyndonville Water System	Individual On-Site		
139	Mountain View Mobile Home Park	Hinesburg	52	Municipal	Hinesburg Water Dept.	Community On-Site		
126	Woodbriar Mobile Home Park	Milton	51	Municipal	Milton Water Dept.	Community On-Site	ID-9-0143	
75	French Hill Manor	Williston	9	Municipal		Community On-Site	WW-4-2535	
129	Williston Woods Coop Housing Corp	Williston	112	Municipal		Community On-Site	MH-4-0006, ID-9-0222	4C0545
136	Cooper's Bay Mobile Home Park	Grand Isle	24	Municipal		Individual On-Site		
121	Highland Heights MHP	Johnson	38	Municipal	Johnson Village Water De	Community On-Site	MH-5-0017	5L0179-1
167	Johnson Mobile Home Park	Johnson	33	Municipal	Johnson Village Water De	Community On-Site		
21	Cowdrey MHP	Randolph	11	Municipal	Randolph Village	Community On-Site		
172	Tucker Mobile Home Park	Northfield	32	Municipal	Northfield Water Dept.	Community On-Site	MH-5-0002	
272	Kneeland Flats Mobile Home Park	Waterbury	67	Municipal	Waterbury Village Water	Individual On-Site	MH-5-0003, WW-5-5284	
12	Frazers Mobile Home Park, LLC	Weathersfield	14	Municipal	Springfield Water Dept.	Individual On-Site		
143	Riverside Mobile Home Park	Woodstock	40	Municipal		Community On-Site	MH-3-0009, ID-9-0160, WW-3-0200-R2	3W0185-2

**Questions?**