

Vermont Mobile Home Park Program  
2013 Registry &  
Mobile Home Parks Report

Statistics and Findings of  
the Department of Housing & Community Development

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Vermont Mobile Home Park Program  
2013 Registry & Mobile Home Parks Report

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## **Introduction**

This 2013 Registry and Mobile Home Parks Report comprises the statistics and findings of the Department based on the annual registration of mobile home parks. A mobile home park as defined by Vermont law is any parcel or contiguous land with the same owner that has three or more mobile homes or mobile home lots. There are limited exceptions for farm (“agricultural”) housing and seasonal or vacation homes. The Department has been pleased to submit this report to the House Committee on General, Housing and Military Affairs and the Senate Committee on Economic Development, Housing and General Affairs as required by statute every three years since 1996 (“1995 Registration of Mobile Home Parks”).

The previous report (“2010 Registry and Mobile Home Parks Report”) was submitted just six months before Tropical Storm Irene. Although it has been two and a half years since the flooding damaged 17 mobile home parks and more than five hundred individual mobile homes, recovery efforts continue. With that in mind, the information in this report covers the regular activity of the mobile home park program, but also necessarily reflects the impacts of Irene on MHPs in Vermont and recent initiatives to address them.

## **Tropical Storm Irene**

Immediately following Tropical Storm Irene, the Department reached out to park owners to identify parks that were affected. Having a registration requirement in State law meant that the Department already had contact information for every park owner. The Department’s Internet based database and online registration system contained email addresses for many park owners, making it easier to communicate, especially with out of state owners. The Department was also able to provide FEMA staff with the actual physical locations of mobile home parks, so they could quickly inspect the parks that had been damaged, and identify vacant lots as possible locations for emergency housing using the registration data. (Ultimately, emergency housing did not end up being needed.) In the days and weeks and months following Irene, the Department coordinated efforts with other state agencies, town officials, and FEMA. Most of these activities are described in detail in other reports.

## **Act 137 of 2012**

Recognizing that mobile home parks provide an important source of affordable home ownership for Vermonters, but were disproportionately impacted by Tropical Storm Irene and other storms in 2011, the Vermont Legislature in 2012 passed Act 137 (S.99). Mobile home provisions in Act 137 and related legislation included:

1. Focuses state, municipal, and private resources to assist mobile homeowners recovering from the storms and on ensuring a long term adequate supply of affordable housing for Vermonters;
2. Amended the mobile home park statute (10 VSA Chapter 153) to extend the length of time mobile homeowners or nonprofits have to negotiate a sale of a park from 90 to 120 days, and allows park owners to sell a park to a third party after the mobile homeowners have exhausted their rights for no more than 5% less than the asking price or at least 5% above what the mobile homeowners offered;
3. Increased the amount of State affordable housing tax credits to fund the mobile home financing program for owner occupied mobile homes or alternative structures;
4. Directed the Department to collaborate with other organizations and stakeholders to develop a plan for the viability and disaster resilience of mobile home ownership and parks. (See "Report on the Viability and Disaster Resilience of Mobile Home Ownership and Parks" published December 11, 2013);
5. Added a new section to 10 VSA Chapter 153 to authorize municipalities to bring an action in Superior Court to sell abandoned mobile homes at a public auction, as an alternative to the tax sale process;
6. Established "Priorities for Mobile Home Investments" for funding of the activities and goals set forth in the Act (\$450,000 was allocated in the FY 13 State budget for the activities described in this section);
7. Proposed tax relief for mobile homes purchased to replace mobile homes damaged or destroyed as a result of the storms in 2011. (Act 143 "the miscellaneous tax bill" created a tax holiday for mobile homes purchased to replace mobile homes that were destroyed.)
8. Delayed the repayment of two State revolving loans to the Tri-Park Housing Cooperative by two years without penalty due to the severe flood damage at Glen Park and Mountain Home Park.

### **Champlain Housing Trust Mobile Home Down Payment Loan Program**

Obtaining financing with affordable loan terms to buy a mobile home can be difficult unless the mobile homeowner also owns the land. It is easier for double wide mobile homes. Loans for mobile homes in parks are usually limited to dealer financing and small local banks or credit unions. Even though Vermont law allows mobile homes to be financed as real property, this is seldom if ever possible in a park as the secondary mortgage market generally requires a permanent foundation and ownership of the land. In addition, private mortgage insurance is not available meaning that the buyer is required to make a large down payment.

Using the increased State affordable housing tax credit and \$300,000 allocated to the Department of Housing and Community Development for this purpose, the Champlain Housing Trust created, and in early 2013, launched a "Manufactured Housing Down Payment Loan Program." Its purpose is to provide down payment assistance up to 50% of the purchase price of a 1997 or newer, energy efficient mobile home to replace

older, inefficient mobile homes both in parks and on owned land, including mobile homes that were destroyed as a result of Tropical Storm Irene.

These loans have no interest payment and are not due until the mobile home is sold. A local lender provides the first mortgage and the buyer only needs to contribute a 5% down payment. For Vermonters who lost their mobile home as a result of Tropical Storm Irene, FEMA funds can cover their 5%. In its first year, Champlain Housing Trust closed on 19 mobile home loans totaling more than \$500,000.

More information on this program can be found on Champlain Housing Trust's website.

### **VHCB Manufactured Housing Innovation Project**

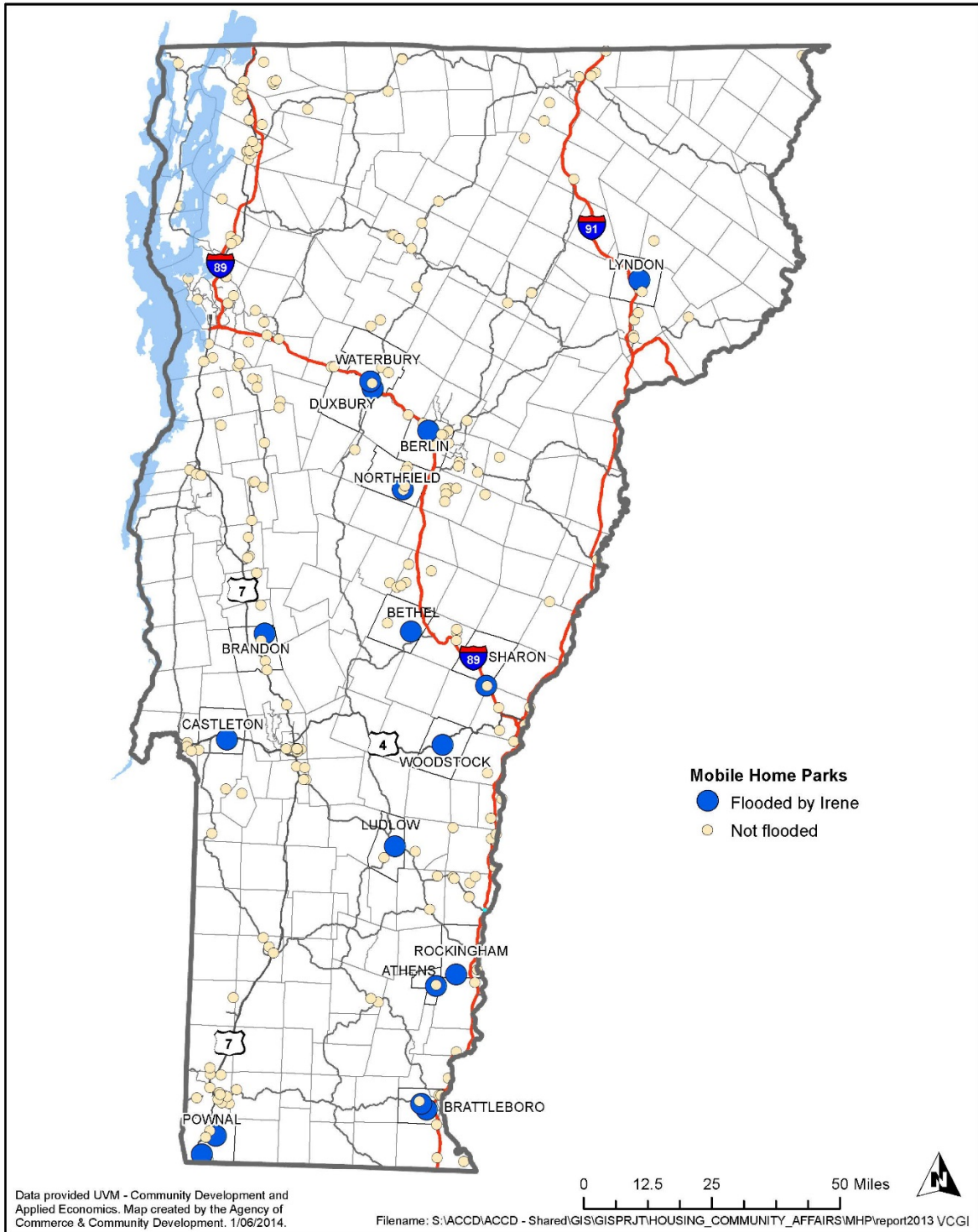
Although HUD has improved the construction standards for mobile homes substantially since the inception of the "HUD Code" in 1976, its energy efficiency requirements were last updated twenty years ago. By various studies, mobile homeowners can pay up to twice as much per square foot to heat their homes as single family homeowners. While the initial cost of buying a mobile home is less, over time, higher monthly housing costs due to increasing energy costs may cause the housing to become unaffordable.

Funded by the High Meadows Fund, in 2012 the Vermont Housing and Conservation Board (VHCB) organized a working group to see whether models could be designed to replace older mobile homes with a more durable, energy efficient home, and whether these homes could be made affordable to lower income Vermonters. After Tropical Storm Irene, the need appeared even greater. The working group broke into four subcommittees to explore the design, legal, financing, and outreach aspects of the project. One important legal question that was raised is the implications of siting permanent homes in mobile home parks on the status of the park as well as the rights of the home owner. Although this proved not to have clear answers, the research indicated that the law appears to allow it.

Several designs were considered and ultimately, the working group decided to undertake a pilot project to construct ten high performance homes which are expected to use 70% less energy than a HUD Code home. The cost of the pilot home is approximately \$90,000, or roughly twice the cost of a typical HUD Code home. VHCB committed \$200,000 to construction and the Vermont Housing Finance Agency is providing a purchase subsidy to the buyers. The pilot homes are being constructed in White River Junction and will be sold through Vermont's homeownership centers. The first pilot home was finished in the fall of 2013, and will be sited in a nonprofit owned mobile home park.

More information on this project can be found on VHCB's website.

# Vermont Mobile Home Parks



## Highlights

Due to park closures and lack of new mobile home park development, over the last ten years the number of parks registered with the Department has decreased by 10 and there are 132 fewer MHP lots. At the same time median lot rent has increased by an average of 2.6% annually. The vacancy rate that stayed between 3.7% and 3.9% from 2004 through 2009 has increased. The following summarizes the 2013 registration:

### Registered mobile home parks

- ◆ 244 parks, net loss of 1 park since 2010
- ◆ 7,176 lots, net loss of 34 lots since 2010
- ◆ 53 parks with 2,305 lots owned by nonprofits or cooperatives

### Lot rent

- ◆ State median \$310, a \$10 increase (3.3%) since 2010
- ◆ 110 parks increased rent during 2013 by an avg. of about \$8 or 3.2%
- ◆ 6 mediation cases since 2010

### Vacancy rate

- ◆ 352 lots vacant and available
- ◆ Statewide vacancy rate 4.9%

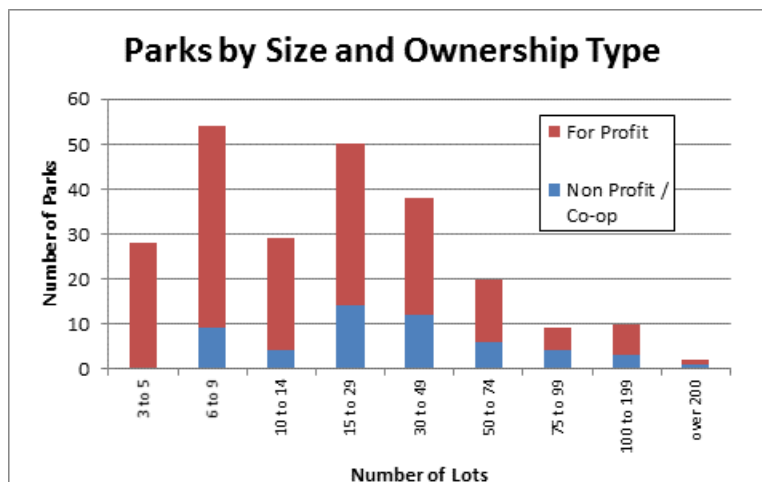
## Mobile Home Sales

### New manufactured home sales (U.S. Census)

- ◆ Average price of new manufactured home \$58,000: single wide homes; \$39,400, double wide homes; \$70,600 (number of sales not available)

### Unlanded mobile homes (Vermont Tax Department)

- ◆ 611 mobile homes without land sold in 2012
- ◆ Average price of mobile home sold without land \$29,640





## **Park Sales**

There were 42 park "Notice of Intent to Sell" notices issued from 2011 through 2013. Eighteen parks were sold including three that were purchased by their own residents as new housing cooperatives.

As a result of its consolidation with the Windham & Windsor Housing Trust, the Rockingham Area Community Land Trust put its four mobile home parks up for sale in late 2010 and early 2011 causing uncertainty about the future of these (nonprofit owned) parks. One of the parks, Bunker Hill MHP in Windsor, was potentially slated for closure, but a sale notice was required under Act 176, and in June, 2011 Bunker Hill became the first new mobile home park cooperative in Vermont since 1993. Thankfully, the other three parks were eventually sold to other nonprofits. The Windham & Windsor Housing Trust acquired Red Maple MHP and Evergreen MHP in 2012, and in early 2013, the Housing Trust of Rutland County took on the Tuckerville MHP in Ludlow.

When the residents of Bunker Hill MHP decided to try to buy their park rather than risk a park closure they asked the CVOEO Mobile Home Program for assistance. CVOEO reached out to ROC USA and the Cooperative Development Institute (CDI). CDI is a certified technical assistance provider (TAP) for ROC USA which was launched in 2008 to take the cooperative organizing model pioneered by the New Hampshire Community Loan Fund to scale nationwide. CVOEO and CDI have since helped two more parks, Homestead Acres in Swanton and Bert's MHP (Milton Mobile Home Cooperative) in Milton "Go Co-op" and mobile homeowners at ANDCO MHP in Highgate and Armstrong's MHP in Randolph Center are also pursuing cooperative ownership. (ANDCO became a cooperative on December 20, 2013.)

In conjunction with Act 137, \$50,000 was allocated in the FY 13 State budget through the Department for grants to the CVOEO Mobile Home Program for technical assistance to mobile home park residents interested in cooperative ownership of parks. The Department also continues to provide the First Stop Grant to the CVOEO Mobile Home Program which provides statewide direct assistance to mobile home residents.

One park was sold from a private owner to a nonprofit. In August 2013, The Housing Foundation Inc. bought the Roy's MHP in Swanton bringing their portfolio to eighteen mobile home parks. Also, in December 2012, the Shelburnewood MHP was bought by Tony Pomerleau ending years of uncertainty of the fate of the park. Eleven other sales were to for-profit investors including two parks sold at foreclosure and one transferred to a family member.

## *Vermont Mobile Home Parks Owned by Nonprofits or Residents*

### Mobile Home Parks Bought by Non-Profits or Residents (“Act 252” sales)

Mobile Home Park	Municipality	County	Lots	Purchase Date	Current Owner
1. Mountain View	Hinesburg	Chittenden	52	December 1989	HFI
2. Cooper’s Bay	Grand Isle	Grand Isle	24	January 1990	HFI
3. Riverside	Woodstock	Windsor	40	January 1990	HFI
4. Windy Hill Acres	Springfield	Windsor	74	April 1990	HFI
5. Sandy Pines	E. Montpelier	Washington	56	October 1990	HFI
6. Fernwood Manor	Bolton	Chittenden	78	January 1991	HFI
7. Otter Creek	Vergennes	Addison	73	January 1991	ACCT
8. French Hill Manor	Williston	Chittenden	9	January 1991	CHT
9. Lazy Brook	Starksboro	Addison	51	January 1992	ACCT
10. Whistlestop	Bradford	Orange	12	February 1992	CVCLT
11. Coburn’s	N. Clarendon	Rutland	46	May 1992	HFI
12. Windemere	Colchester	Chittenden	83	June 1992	HFI
13. Sunset Terrace	Swanton	Franklin	17	October 1992	CHT
14. Hillside Manor	Starksboro	Addison	29	March 1993	ACCT
15. Williston Woods	Williston	Chittenden	112	September 1993	<b>CO-OP</b>
16. Evergreen <sup>%</sup>	Rockingham	Windham	11	November 2012	WWHT
17. Olcott Falls	Hartford	Windsor	40	October 1993	HFI
18. Riverbend	S. Royalton	Windsor	9	November 1993	TP
19. Willows	Bennington	Bennington	23	June 1994	SHIRES
20. Haven Meadows	Fair Haven	Rutland	18	November 1994	HTRC
21. Limehurst	Williamstown	Orange	33	June 1995	CVCLT
22. Pearl Street	St. Albans	Franklin	9	September 1995	CHT
23. Kountry Trailer Park	Bristol	Addison	45	May 1996	ACCT
24. Locust Hill	Putney	Windham	22	October 1996	WWHT
25. Mountain View Court	Bennington	Bennington	20	December 1996	HFI
26. Red Maple <sup>%</sup>	Springfield	Windsor	7	November 2012	WWHT
27. Tuckerville <sup>*</sup>	Ludlow	Windsor	23	March 2013	HTRC
28. Lauritsen’s	Bristol	Addison	9	April 1998	ACCT
29. Derby MHP	Derby Line	Orleans	96	November 1998	HFI
30. Verd-Mont	Waitsfield	Washington	29	January 1999	CVCLT
31. Shattuck Hill MHP	Derby	Orleans	48	April 1999	GHT
32. Jacob’s Mobile Court	Randolph	Orange	19	August 1999	RACDC
33. Charette’s MHP	Dummerston	Windham	14	December 1999	HFI
34. Birchwood Manor	Milton	Chittenden	172	December 2000	HFI
35. Brookside MHP	Starksboro	Addison	48	February 2001	ACCT
36. Bridge Street MHP	Barre Town	Washington	8	May 2001	CVCLT
37. Bunker Hill MHP <sup>#</sup>	Windsor	Windsor	19	June 2011	<b>CO-OP</b>
38. Evergreen Manor	Hardwick	Caledonia	32	October 2001	LHP
39. Shady Pines	Westminster	Windham	28	January 2003	HFI
40. Mobile Acres	Braintree	Orange	95	April 2003	HFI
41. Lindale MHP	Middlebury	Addison	67	October 2004	ACCT

42.	Maple Ridge MHP	Lyndon	Caledonia	41	February 2007	GHT
43.	Vaughan's MHP	Monkton	Addison	9	August 2007	ACCT
44.	Homestead Acres MHP	Swanton	Franklin	30	December 2011	<b>CO-OP</b>
45.	Milton Mobile Home Co-op	Milton	Chittenden	100	February 2012	<b>CO-OP</b>
46.	Roy's MHP	Swanton	Franklin	32	August 2013	HFI

\* Had 18 lots, 5 new lots developed after purchase, bought by RACLT in 1998 sold to WWHT in 2013

# Bought by RACLT in 2001, sold to Resident Owned Cooperative 2011

% Evergreen bought by RACLT in 1993, Red Maple bought by RACLT in 1998, sold to WWHT in 2012

### Mobile Home Parks Purchased Outside of Act 252 Process

Mobile Home Park	Municipality	County	Lots	Purchase Date	Current Owner
1. Mountain Home Park*	W. Brattleboro	Windham	268	November 1987	<b>CO-OP*</b>
2. Black Mountain Park*	Brattleboro	Windham	29	November 1987	<b>CO-OP*</b>
3. Glen Park*	Brattleboro	Windham	23	November 1987	<b>CO-OP*</b>
4. Maple Ridge#	Middlebury	Addison	9	December 1999	ACCT

\* Mountain Home Park, Black Mountain Park and Glen Park make up Tri-Park Coop which was established before enactment of Act 252; 10 lots closed at Glen Park, and 8 at Mountain Home after 2011 flooding.

# ACCT bought from Addison County Comm. Action Group (nonprofit), which bought park in 1985 – pre Act 252

### New Mobile Home Parks Developed By Non-Profits

Mobile Home Park	Municipality	County	Lots	Year Opened	Developer
1. Deepwood	Brattleboro	Windham	44	1991	HFI
2. Mussey Street	Rutland	Rutland	14	1993*	HTRC
3. Northwind	Williamstown	Orange	6	1994	HFI

\* Developed as 7 lots in 1993, expanded in 2004

**Total Lots Owned by Non-Profits or Co-ops** (as of October 2013): **2,305**

Key to Nonprofits:

ACCT Addison County Community Trust, Middlebury

CVCLT Central Vermont Community Land Trust, Barre

CHT Champlain Housing Trust, Burlington

**CO-OP** Resident Owned Cooperative

GHT Rural Edge (formerly Gilman Housing Trust), Lyndon

HFI Housing Foundation Inc., Montpelier

HTRC Housing Trust of Rutland County, Rutland (formerly Rutland County Community Land Trust)

LHP Lamoille Housing Partnership, Morrisville

RACDC Randolph Area Community Development Corporation, Randolph

RACLT Rockingham Area Community Land Trust, Springfield (dissolved effective June 2011)

SHIRES Shires Housing (formerly Regional Affordable Housing Corporation), Bennington

TP Twin Pines Housing Trust, White River Junction

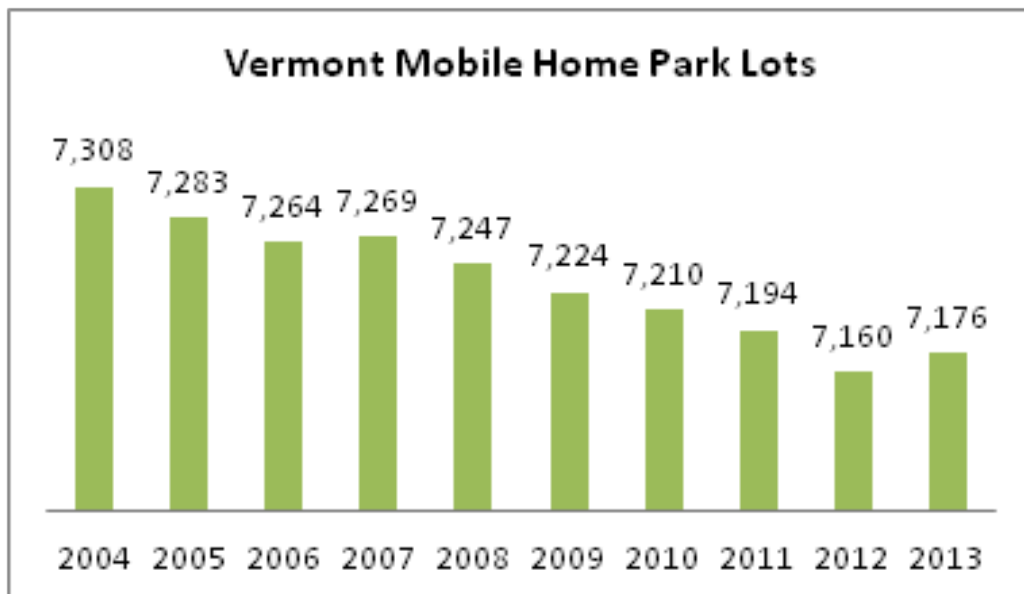
WWHT Windham & Windsor Housing Trust, Brattleboro (formerly Brattleboro Area Community Land Trust)

## Park Closures

Three parks were noticed for closure and closed since 2010. Gateway MHP in Brattleboro was located on the same parcel as a 10,000 square foot machine shop which the owner wanted to sell, and only two of the five lots were occupied. Lemery's MHP in Stowe also had only two occupied lots out of four. It was closed as a condition of a State permit subdividing the property into two parcels and construction of a 4-bedroom home. Statute requires the owner of Lemery's MHP to retain ownership of the land where the park was located for 5 years because no park sale notice was issued before the closure.

In Williamstown, Village View Heights was a subdivision of more than 20 lots, each with a single mobile home on the lot, which had been operated as a mobile home park. Over time the owner decided to stop renting lots and offered them for sale to the residents who owned the mobile homes. When all but seven lots had been sold, the owner issued the appropriate notices required to sell the remaining lots. Based on information from the Town, in August 2013 the Department determined that the park was officially closed when only two mobile homes remained occupied in the park.

There are no parks currently under a closure notice; however, parks that were flooded during Tropical Storm Irene have either closed or downsized. Whalley MHP in Waterbury was inundated and all 11 mobile homes in the park were destroyed. The owner subsequently sold the property. Green's Mobile Home Park in Sharon was also flooded. All six mobile homes have been removed and the owner has been offered a buyout, but as of this time has not made a final decision. Nineteen lots in other parks that suffered damage needed to be closed due to their location in a floodway. Patterson's Park in Duxbury lost all but two of 19 mobile homes and is rebuilding, but may only re-open no more than nine lots.



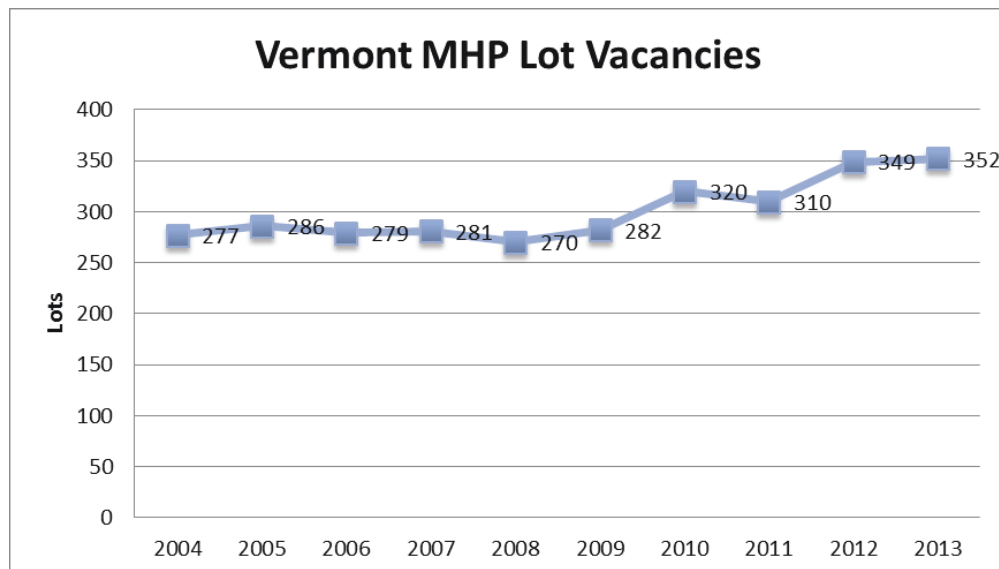
## Vacancy Rate

The vacancy rate decreased slightly in 2011 from 4.4% to 4.3% but then rose to 4.9% in 2012 and remained there. In 2013, 352 lots were reported as vacant and available by park owners. The number of parks with any vacant lot was 93 parks, an increase of 8 parks from 2012, but vacant lots remain concentrated, and 6 out of 10 parks have no vacant lots.

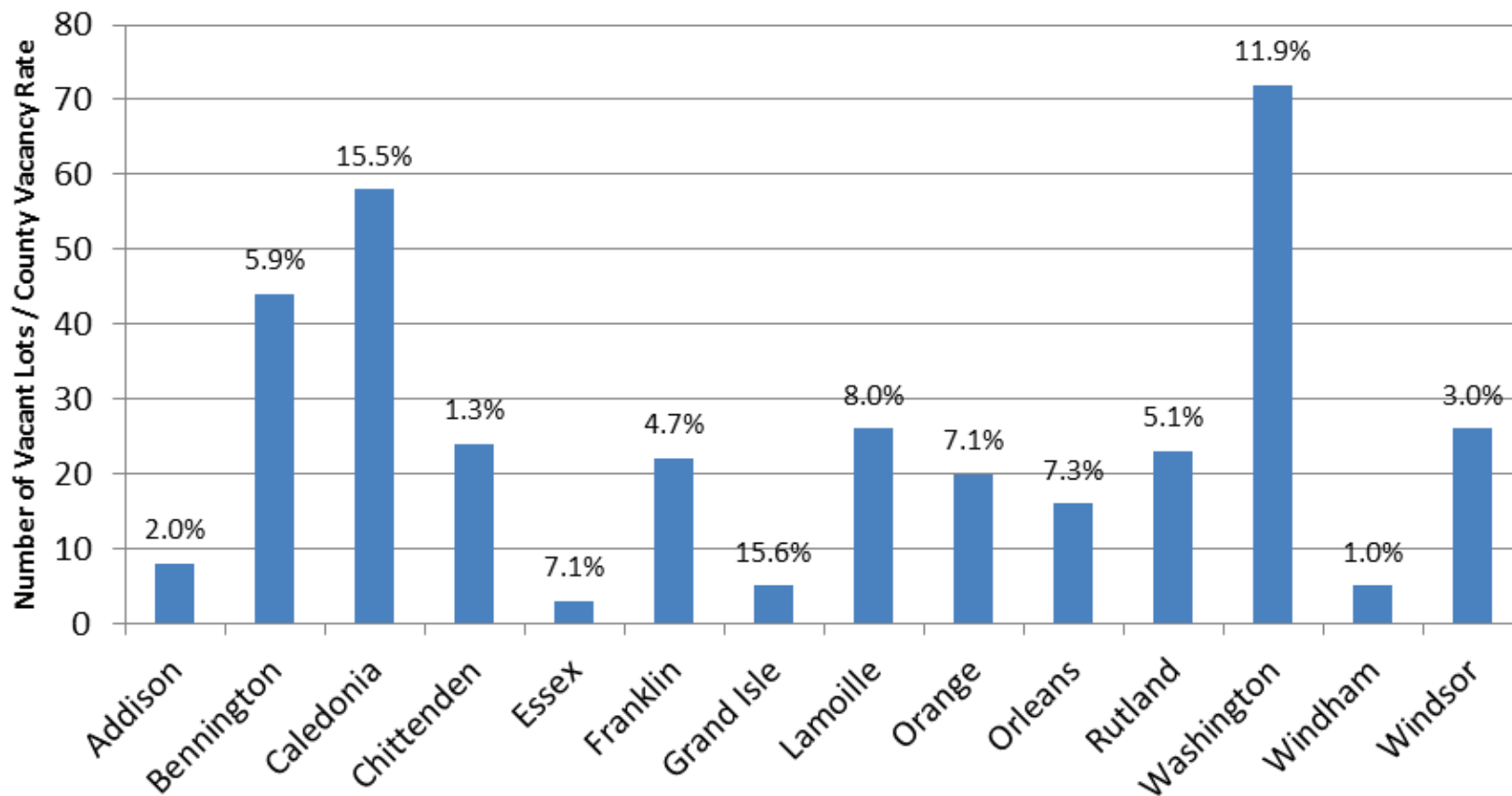
Two hundred and thirty five mobile homes in parks were damaged by flooding from Tropical Storm Irene and about half of these were destroyed, more than 60 in Weston's MHP in Berlin alone. Before replacing or substantially repairing any mobile home in a flood hazard area the park owner needed to meet flood hazard mitigation requirements. Generally, this meant raising the home so that the lowest floor was at least one foot above the base flood elevation and securely anchoring it to an adequate foundation or pier system to prevent the home from floating or capsizing.

The State encouraged park owners with lots in flood hazard areas that sustained substantial damage to pursue buyouts, so future mobile home residents would not be in harms' way, however, the decision to repair or rebuild was up to the park owner within the guidelines of local flood hazard regulations.

More than two years after Irene, some parks have successfully replaced many of the destroyed mobile homes but vacancies persist. The owner of Richards MHP in Bethel immediately began repairs, and paid for some home removals. By a year after Irene all nine destroyed homes were replaced. The Housing Foundation Inc. which also lost nine homes at Riverside MHP in Woodstock has replaced five homes. Weston's MHP had 34 vacant lots in October 2013 and continues to increase occupancy. In Duxbury, where Patterson's Park lost all but two of 19 homes there are four homes in the park and five lots listed as vacant in the registry.



## 2013 County Lot Vacancies



## **Lot Rent Increases**

The housing component of the consumer price index (CPI-Housing) rebounded after the recession to 1.6% for the year ending August 2011 and moderated to 1.4% in 2012. For the year ending August 2013 the CPI-Housing increase was 2.2 percent, making the threshold for mediation for increases during 2014 equal to 3.2%. The threshold is the percent of increase that, if exceeded, gives the leaseholders a right to challenge the increase. Many increases occur in January. Forty one parks increased lot rent in January 2014; eleven more than 3.2%, but none were challenged by the leaseholders.

There were six mediation requests from 2011 through 2013; two in 2011 and four in 2012. Forty-four rent increases were eligible for mediation in 2013, but no requests for mediation were received.

In 2011, leaseholders of two of the three Tri-Park Cooperative parks challenged a \$15 lot rent increase proposed by the co-op board as a capital improvements surcharge for repayment of the mortgage for their water and sewer replacement project at Mountain Home Park. A few days before mediation was to take place the board approved a budget with only a \$10 increase and no surcharge. The parties agreed to this with some additional agreements at Glen Park related to maintenance and forming two committees to look into rent equity with Mountain Home Park and the benefits of Glen Park being considered a senior park.

Four lot rent increases were disputed in 2012. Leaseholders of a nonprofit owned park in Derby challenged a 7% lot rent increase. Unfortunately, the parties were not able to reach any agreement. If no agreement is reached during mediation the increase goes into effect, but leaseholders may file a civil action of a "clearly excessive" increase. In this case the leaseholders could not find an attorney who thought they should take the dispute to court.

Another park in the Northeast Kingdom was sold and the new owner proposed a \$51 lot rent increase equal to more than 25% for most lots in the park and smaller but still substantial increases for a few lots that had different rent levels, to bring the entire park to the same level. Mediation was requested and resulted in a smaller increase of \$33 for most lots. The other lot increases were also reduced resulting in one uniform lot rent for the park. The park owner also agreed to continue to provide plowing and mowing services.

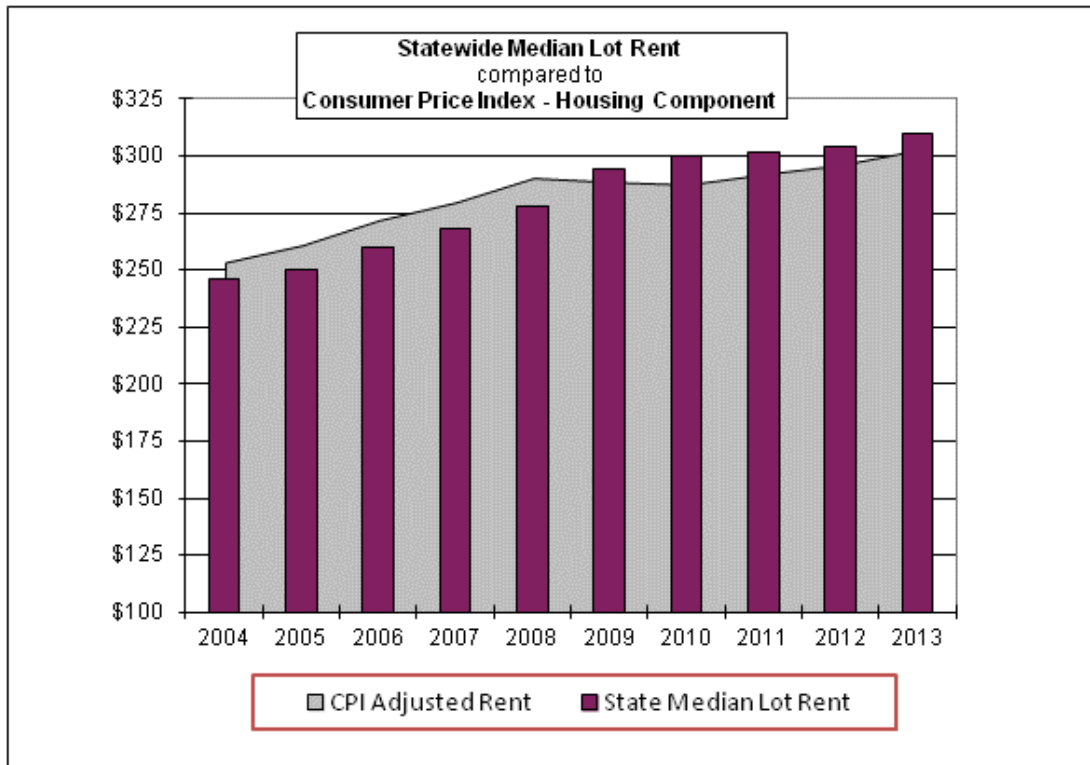
An increase at a park in Rutland was withdrawn by the owner after the leaseholders' requested mediation, and issued a smaller increase the next month. In Ludlow a park owner proposed a \$35 increase for seven single wide and three double wide homes increasing the rents to \$275 and \$315 respectively. Mediation resulted in a halving of the increase to \$17.50 and the park owner agreed to ask the person providing snow plowing to sand more thoroughly and plow around residents' driveways.

## STATE AND COUNTY MEDIAN LOT RENT

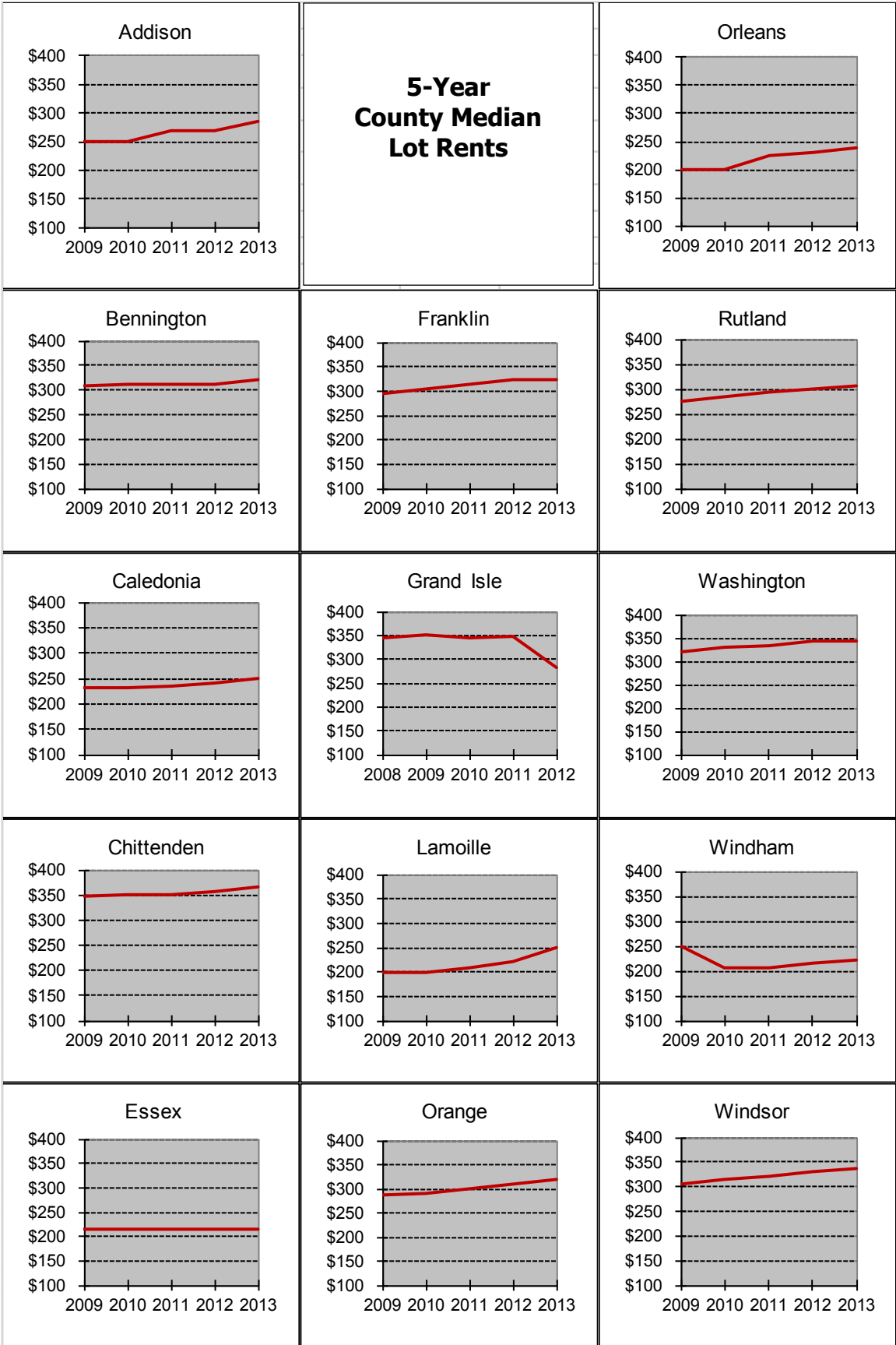
One hundred fifteen parks increased lot rent from October 2012 to October 2013 and the State median lot rent increased from \$304 to \$310. The median is the mid-point meaning half the lots in the state have rent below \$310 and half above.

There are fourteen mobile home parks in the state with a total of 85 lots that reported no lot rent because the park owner owns all of the mobile homes in the park and just rents out mobile homes. The median among nonprofit and cooperatives was \$285.

County Median Lot Rents ranged from \$365 in Chittenden County to \$222 in Windham County. Essex and Grand Isle Counties have only two mobile home parks, so the County Median is just the lot rent of the larger of the two parks in each County.







## Mobile Homes Moved

The number of mobile homes moved into parks or removed from parks gives an indication of how many people are buying, relocating, or replacing mobile homes. Generally, mobile homes are believed to remain where they are first set up for their life and rarely moved. Many people prefer the name "manufactured home", but Vermont statutes use mobile home interchangeably to describe both pre-HUD Code "mobile homes" and HUD Code "Manufactured Homes." From July 1, 2012 to June 30, 2013, 94 mobile homes were removed from parks, and 77 mobile homes were moved into parks. From 2010 to 2011, 66 mobile homes were moved into parks, and 83 were removed.

Tropical Storm Irene damaged 235 mobile homes in 17 mobile home parks, destroying almost half of those homes. Another storm in May 2011 severely flooded River Run MHP in Berlin damaging most of the 31 mobile homes in the park. Including mobile homes removed as a result of being destroyed by floods, 208 mobile homes, or almost 3% of all mobile homes in parks, were removed from 2011 to 2012. Weston's MHP in Berlin lost 62 of its 83 mobile homes. All 11 mobile homes in Whalley's Park in Waterbury were destroyed, causing it to be closed. Patterson's Park in Duxbury had 17 of 19 mobile homes destroyed. The owner is rebuilding and has replaced four homes. Riverside MHP in Woodstock and Richards MHP in Bethel each lost 9. Two of three parks in the Tri-Park Cooperative were flooded; Glen Park lost 11 mobile homes and had to close 10 of its 33 lots due to flood hazard regulations, and Mountain Home Park where two dozen homes were flooded and 8 lots were closed.

From 2011 to 2012 96 mobile homes were also moved into parks, including replacement homes going into parks that had been flooded where possible after mitigation and if allowed by flood hazard regulations. Through the end of 2013, Weston's had brought back approximately 50 mobile homes.

## PRE-HUD CODE MOBILE HOMES

A statewide survey conducted by the University of Vermont found that approximately one in five mobile homes in Vermont parks were built before the HUD code which established minimum construction standards these homes in 1976.<sup>1</sup> This is not surprising due to the fact that most Vermont parks were built in the 1960's and mobile homes are not often moved. These homes are unlikely to meet today's housing health or safety standards, or any energy efficiency standard. Park owners are allowed to have reasonable aesthetic, and health and safety standards for homes to remain in the park, but the Department's Housing Division Rules do not allow a park owner to require removal of a home solely due to its age, and mobile homeowners must be given notice and opportunity to improve the mobile home to meet the park's standards. A park owner cannot require the mobile homeowner to make unreasonable improvements.

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<sup>1</sup> <http://www.uvm.edu/~cdaemhp/>

### Mobile Homes Moved From 2012 – 2013

County	Number of Lots	Mobile Homes Moved In	Percent of Lots	Mobile Homes Moved Out	Percent of Lots
Addison	403	4	1.0%	4	1.0%
Bennington	747	12	1.7%	15	2.2%
Caledonia	375	2	0.5%	3	0.8%
Chittenden	1,857	15	0.9%	18	1.0%
Essex	42	0	0.0%	0	0.0%
Franklin	464	5	1.1%	8	1.7%
Grand Isle	32	1	3.1%	0	0.0%
Lamoille	323	6	1.9%	4	1.2%
Orange	281	6	2.1%	11	4.9%
Orleans	220	1	0.5%	1	0.5%
Rutland	452	3	0.7%	5	1.1%
Washington	607	19	3.1%	14	2.3%
Windham	507	1	0.2%	4	0.8%
Windsor	866	2	0.2%	7	0.8%
VERMONT	7,176	77	1.1%	94	1.3%

### Conclusion

The annual registration is due on September 1 each year and captures a snapshot of Vermont's mobile home parks at that time, but rents and vacancies can and do change throughout the year. Park owners report the number of mobile homes from July of the previous year through the end of June. In the past, random verification of the information provided by park owners has demonstrated a high accuracy rate but it is possible that the actual rent or vacancy may be different from what is reported. If a park is sold after September 1 the new owner may not be listed.

The Registry and Details reports are sorted alphabetically by county, town, then by the park name. Parks that did not submit a 2013 registration are indicated with "Data Not Provided". Parks where the park owner owns all of the mobile homes are indicated with "All Rental MHP".