

Mobile Home Park Program

Vermont Department of Housing & Community Development

General description: As required by law, the DHCD administers State laws and has adopted rules concerning mobile home park leases, rent increases, and sale or closure of mobile home parks, conducts an annual survey of parks, and has adopted rules for the warranty of habitability contained in the statute, but does not have explicit authority to enforce those sections.

Programs and activities:

- Annual registration of mobile home parks in Vermont, MHP database, and maintenance of the Mobile Home Park Risk Assessment Tool.
- Enforcing compliance with state law for notification of proposed sale or closure of mobile home parks, and convening meetings with affected residents and nonprofits
- Sharing information and coordination among state agencies regarding health and safety issues in existing mobile home parks
- Website for disseminating information relevant to mobile home owners, park owners, and others interested in mobile home issues (accd.vermont.gov/strong_communities)
- Technical assistance, referrals, and information to the public, state and local officials, and others interested in mobile home issues in Vermont
- Ensuring compliance of lot rent increases and facilitating dispute resolution (mediation) process
- Through a grant, providing assistance to the Mobile Home Program of the Champlain Valley Office of Economic Opportunity for outreach and education for mobile home park residents
- (DHCD also includes the Vermont Community Development Program (VCDP) which awards grants to municipalities that may include grants for purchase and rehabilitation of mobile home parks by residents or nonprofits or relocation of residents due to a park closure.)

Results:

PARK SALES

- 47 mobile home parks acquired by nonprofits or residents since 1988 make up 27% of mobile home lots in Vermont. Almost one-third of all mobile home lots in Vermont are controlled by nonprofits or residents including co-ops developed before 1988 and new parks
- Since 1997, nonprofits have invested an average of more than \$10k per lot in park improvements when buying mobile home parks
- In 2013, average rent at nonprofit and cooperatively owned parks was \$40/month or approximately 12% lower than private investor-owned parks
- Residents gain access to better home financing, home improvement loans than otherwise available, and security that park will not close

PARK CLOSURES

- State law provides residents 18 months' notice of park closure or change of use. A park sale notice is required before closure unless park owner has no plans to sell property where the park is located for at least five years
- CVOEO Mobile Home Program has assisted in 6 relocation grants funded by VCDP

LOT RENT INCREASES

- DHCD receives 100-120 increase notices annually
- Increases more than 1% over CPI/Housing as determined by DHCD are eligible for mediation
- DHCD has facilitated 55 mediation cases

MORE

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Website: www.accd.vermont.gov/strong_communities/housing/mobile_home_parks