

**Vermont Mobile Home Park Program
2019 Registry &
Mobile Home Parks Report**

Statistics and Findings of
the Department of Housing & Community Development

December 20, 2019

Vermont Mobile Home Park Program
2019 Registry & Mobile Home Parks Report

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Pursuant to Act 33 of 2009, this report is no longer required to be submitted to the House Committee on General, Housing and Military Affairs and the Senate Committee on Economic Development, Housing and General Affairs after July 1, 2014. However, the Department will continue producing this report periodically because it can help identify any emerging trends or issues in mobile homes and mobile home parks that may need to be addressed through legislation. We this hope is viewed as a valuable tool for the mobile home park and manufactured housing industry, advocates, consumers, and policy makers.

Introduction

Vermont law defines a mobile home park as having more than two mobile homes or mobile home lots. There are limited exceptions for farm worker (“agricultural”) housing and seasonal or vacation homes. Under Vermont law, the terms “mobile home” and “manufactured home” are used interchangeably. “Manufactured home” means a home built under HUD’s manufactured housing code since 1976. Mobile homes make up more than 7% of all housing units in the state. Roughly one-third of these are in Vermont’s 238 registered mobile home parks, and two-thirds are on owned or rented land outside a park.

Although pre-existing parks are given some protection under the state’s land use and zoning laws¹, the number of parks and lots has steadily decreased over time due to park or lot closures. Flooding associated with Tropical Storm Irene in August of 2011 damaged 17 parks and caused two parks to close. Since 1999, the number of registered parks has decreased by 28, or slightly more than ten percent, and the number of mobile home park lots has decreased more than 350.

Vermont’s mobile home park residents are also given protection under the law². The main rights protecting residents are the right to consider buying the park if it comes up for sale, the right to challenge certain lot rent increases, and the warranty of habitability contained in the statute. The Department’s Housing Division Rules for the Warranty of Habitability lay out the responsibilities of owners and residents for maintenance and upkeep.

Act 8 of 2015 gave the Department authority to enforce violations of the mobile home park law by park owners, including authority to impose administrative penalties, or refer the violations to the Attorney General or State’s Attorney. To implement this authority, the Department amended its Housing Division Rules, and developed a schedule of penalties based on the severity of the violation. To date, DHCD has received 20 complaints and closed 17 without issuing an administrative penalty. The types of complaints have included trees and park roads not being maintained, lot access and boundary disputes, and a noise complaint. Some complaints involved more than one issue.

“Act 252” – the right to consider buying a park that comes up for sale – was enacted to ensure that mobile home parks remain an affordable homeownership option. Since it was enacted in 1988, 57 parks have been purchased by nonprofit housing organizations and resident owned cooperatives following a notice of intent to sell. One in four mobile home parks are owned by nonprofits and cooperatives and contain more than 3,000 mobile home lots. Just since 2011, 13 mobile home parks have converted to cooperatives, called resident owned communities, or “ROC’s”, with assistance from the New England Resident Owned Communities³ (NEROC) program of the Cooperative Development Institute (CDI).

¹ <https://accd.vermont.gov/sites/accdnew/files/documents/CD/CPR/DHCD-Planning-MHP-Guidance.pdf>

² <http://legislature.vermont.gov/statutes/chapter/10/153>

³ <https://cdi.coop/our-work/programs/resident-owned-communities/>

Highlights

The following summarizes the 2019 registration and the change since the last report:

Registered mobile home parks

- 238 parks, net loss of 3 parks since 2016
- 7,096 lots, net loss of 10 lots since 2016
- 64 parks with 3,095 lots owned by nonprofits or cooperatives, an increase of 6 parks with 616 lots since 2016

Lot rent

- State median \$347, a \$22 increase (6.8%) since 2016
- 133 parks increased rent during 2019 by an avg. of almost \$15 or 4.65%
- 8 mediation cases since 2016

Vacancy rate

- 371 mobile home park lots vacant and available
- Statewide vacancy rate 5.2%

New mobile home sales

- New manufactured homes shipped to Vermont in 2018 (U.S. Census⁴)
- Number of homes shipped: 121
- Average price: \$70,500; single wide homes: \$58,500; double wide homes: \$87,900

“Used” mobile home sales

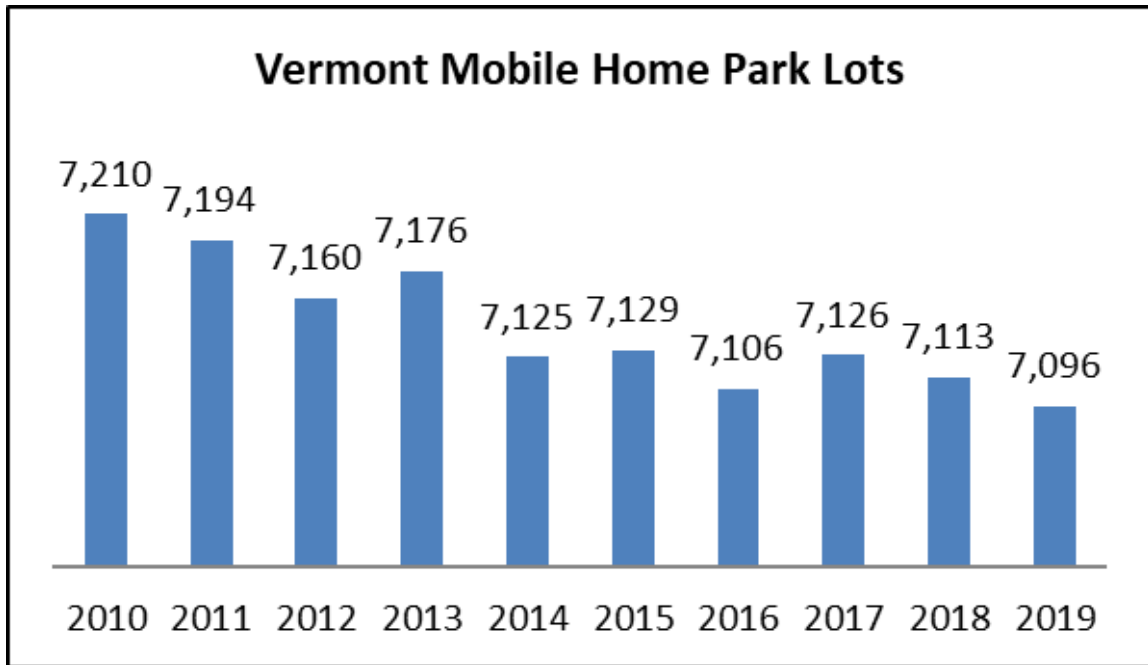
- Mobile homes sold (without land) in 2018 (Tax Department⁵)
- Number of mobile homes sold: 405
- Average price: \$32,433

⁴ <https://www.census.gov/programs-surveys/mhs.html>

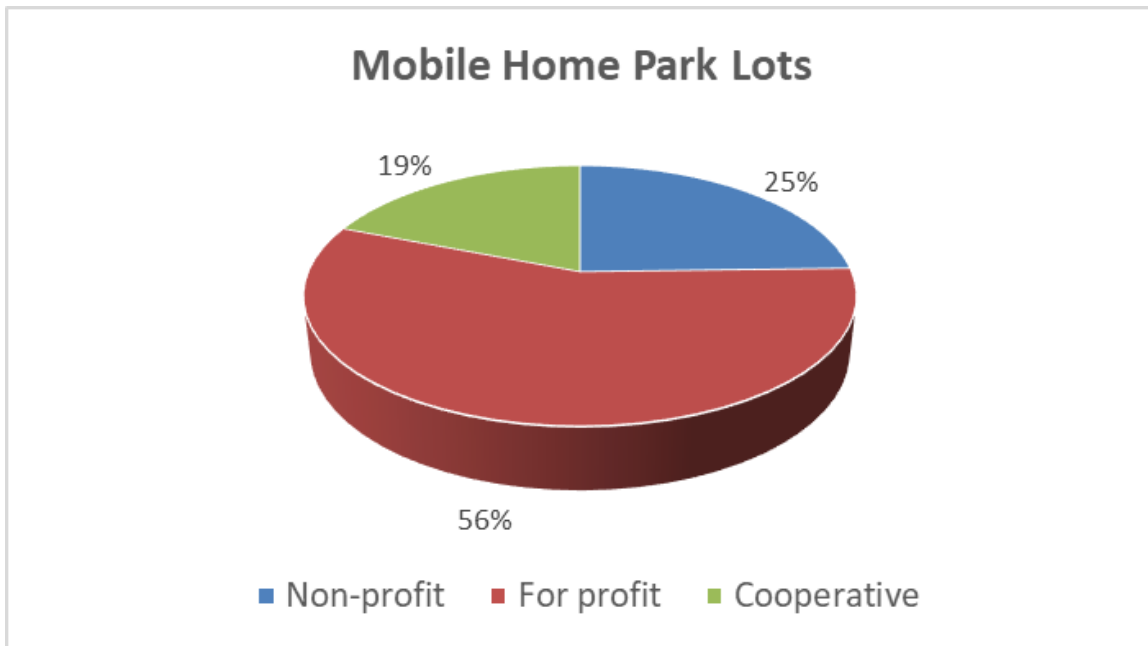
⁵ <http://tax.vermont.gov/research-and-reports/statistical-data/property-transfer-tax>

Summary Charts

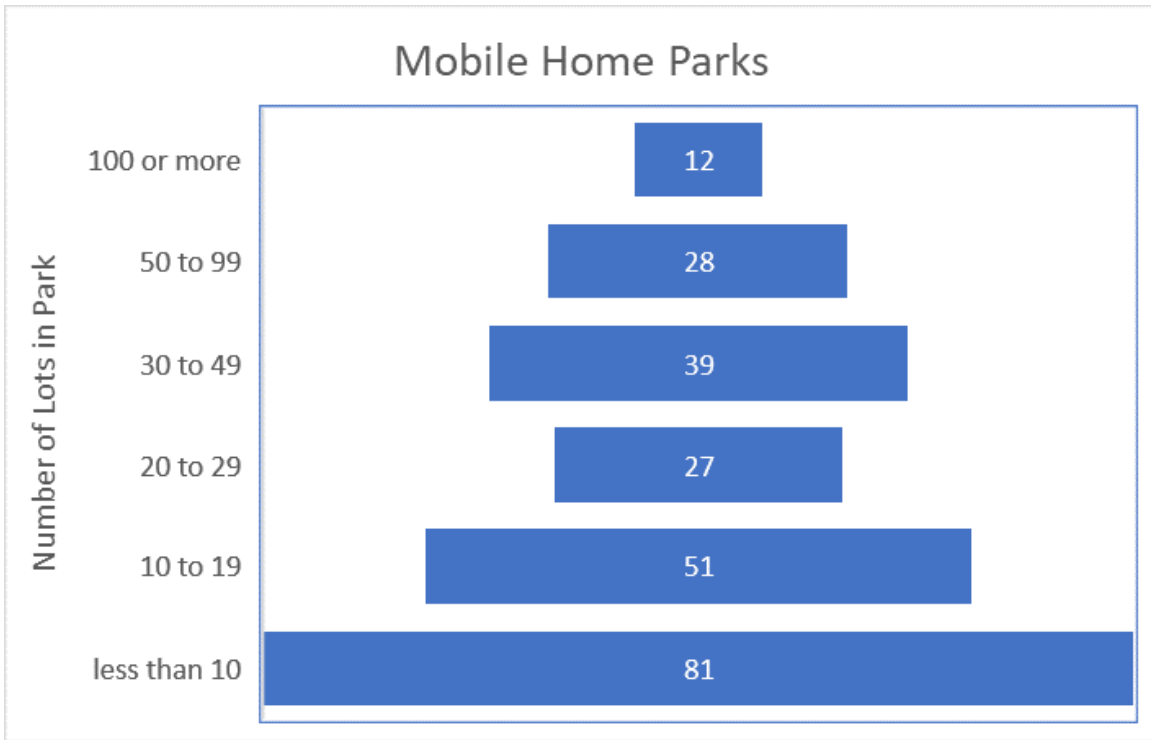
The number of mobile home parks and lots in Vermont have decreased.



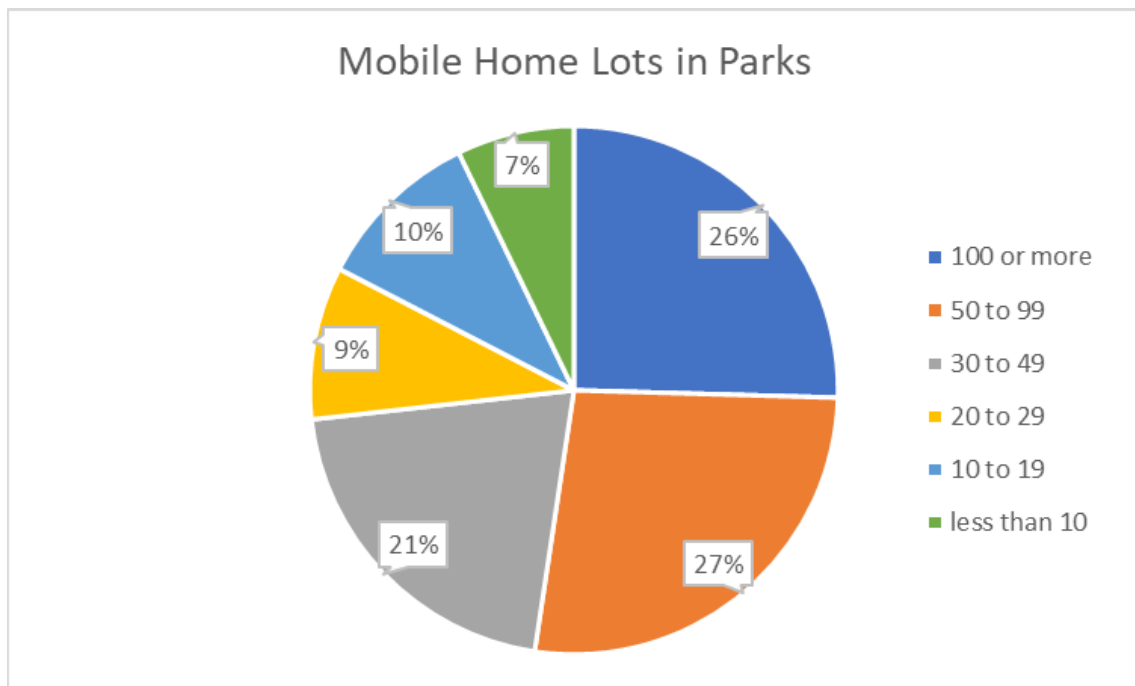
A large share of the state's mobile home park lots are in non-profit and cooperative parks.



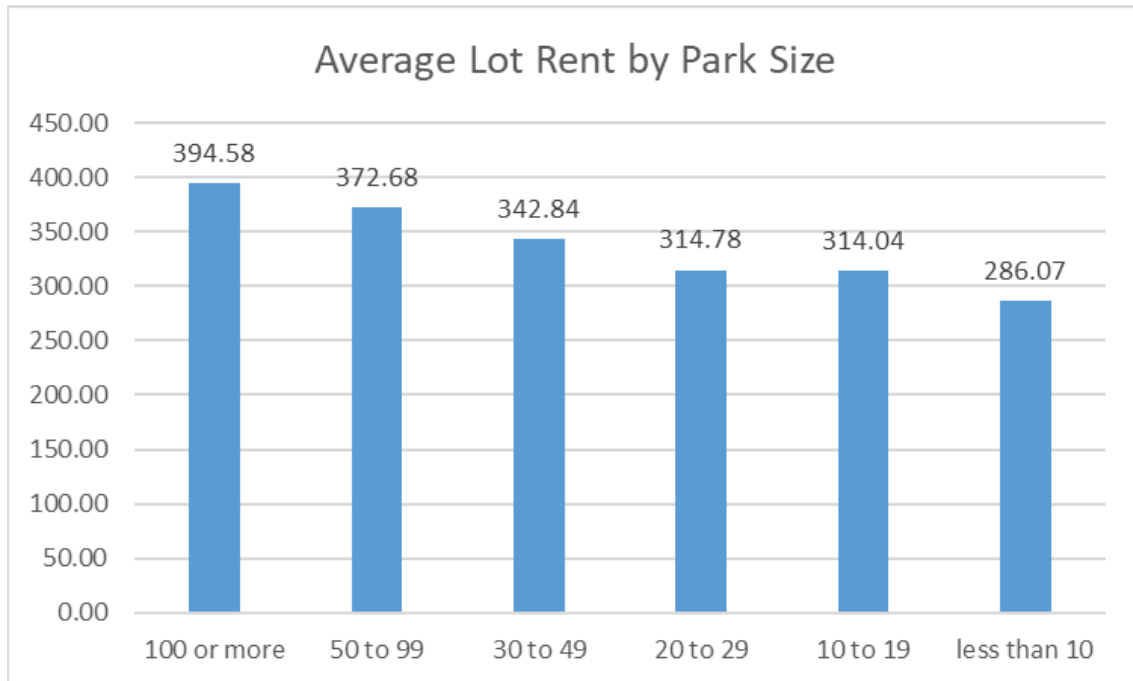
Most of Vermont's mobile home parks have fewer than 20 lots.



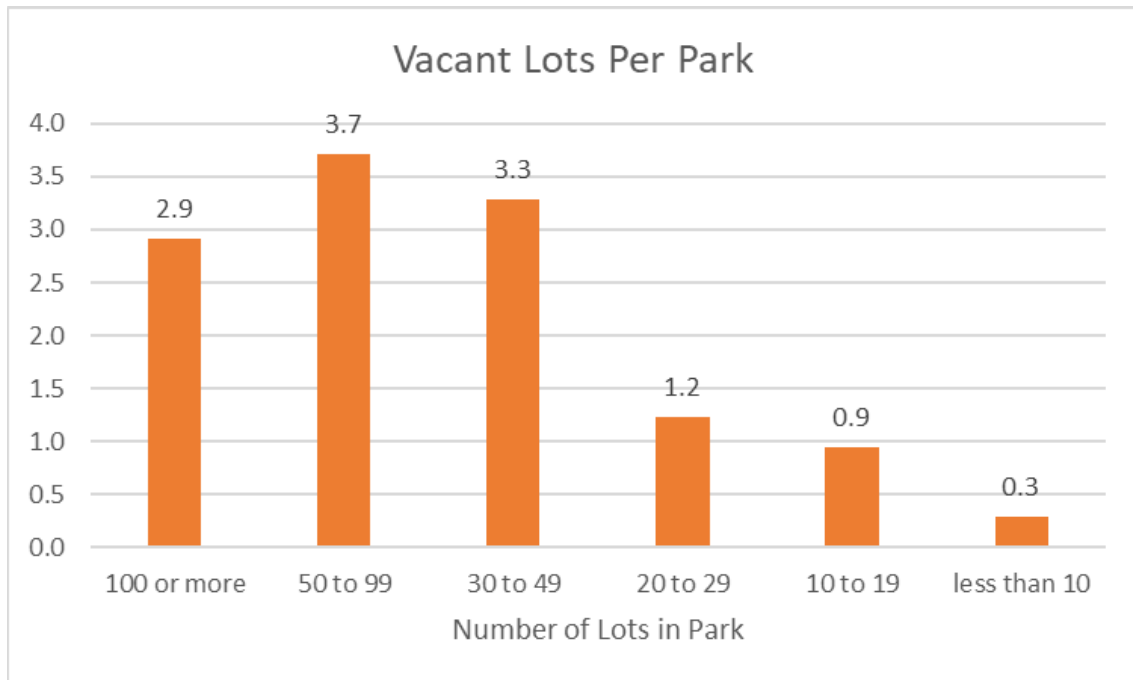
However, most of Vermont's mobile home lots are in larger parks.



Lot rent is generally higher in larger parks than it is in smaller parks.



Parks with at least 30 lots have more vacant lots than smaller parks.



Park Sales

A total of 19 mobile home parks have changed ownership since 2016.

From July 1, 2016 to October 1, 2019, the department received 28 notices of intent to sell for 22 different parks. A total of 12 were received in 2017, six in 2018 and seven this year. Parks where the park owner owns all the mobile homes, and transfers among family, are exempt from the notification requirement.

The department conducted informational meetings for ten of the parks noticed for sale. Mobile home owners in eleven parks exercised their right to consider buying the park, and six have converted to resident ownership. The residents of Sterling View mobile home park in Hyde Park formed a cooperative and are currently negotiating for the sale of their park next year. The other parks sold to private buyers.

Mobile home park sales:

Park	Location	Lots	Seller	Buyer
Armstrong's	Randolph Ctr.	16	Perry and Lynn Armstrong	Randolph Area Community Development Corp.
Pine Tree Park	Brandon	20 + 7 mhs	Stanton and Mary Pratt	Reincipis Realty Group, LLC
BCP MHP	E. Hardwick	6 + store	BCP LLC	Singh Enterprises
Weston's MHP	Berlin	83	Weston's MHP, LLC	Weston's Mobile Home Cooperative
Mt. Pleasant MHP	St. Johnsbury	91	Ship Sevin, LLC	Mt Pleasant MHP, LLC
Washington North	Washington	20	Pierre Gagnon	Washington North MHP, LLC
Richford Villa	Richford	19 + house	Richford Villa, LLC	Spillane and Curley Properties, LLC
215 Troy Street	Richford	10	215 Troy Street, LLC	Spillane and Curley Properties, LLC
Windy Hollow	Castleton	44	HGWH, Inc.	Windy Hollow Mobile Home Cooperative
Nadeau MHP	Coventry	8	Christina Nadeau	Floyd D. Kelley
Nadeau Trailer Park	Coventry	16	C. Nadeau, K. Russell, K. Keement	George Lawson and Christine Lawson
Brookdale MHP	Brandon	17	Crystal and Joseph Bresette	Eugene and Cobalena Bisson
Lakeview MHP	Shelburne	64	Lake Champlain Transportation Co.	Lakeview Cooperative Inc.

Westbury Park	Colchester	250	Betty Boyer Atkins Revocable Trust	Westbury Homeowners Association, Inc.
Sunset Lake Villa	Hinesburg	55	Sunset Lake Villa Associates	Sunset Lake Cooperative, Inc.
St. George Villa	St. George	120	St. George Villa	St. George Community Cooperative, Inc.
Sargents Trailer Park	Bethel	10 + 10 mhs	Harry Sargent Jr.	Reincipis Realty Group, LLC
Forestdale Manor	Brandon	12	Joseph Bresette	Community Ventures, LLC
Canaan MHP	Canaan	18	Brendon Cote, Cote Family Trust	Begin Riverside Park, LLC

Nonprofit and Resident Owned Mobile Home Parks

Mobile Home Parks Bought (Act 252 sales)

Mobile Home Park	Municipality	County	Lots	Purchase Date	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	Downstreet
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	CO-OP
16. Evergreen%	Rockingham	Windham	11	November 2012	WWHT
17. Olcott Falls	Hartford	Windsor	40	October 1993	HFI
18. Riverbend	S. Royalton	Windsor	9	November 1993	Twin Pines
19. Willows	Bennington	Bennington	24	June 1994	SHIRES
20. Haven Meadows	Fair Haven	Rutland	18	November 1994	HTRC
21. Limehurst	Williamstown	Orange	33	June 1995	Downstreet
22. St. Albans	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%	Springfield	Windsor	7	November 2012	WWHT
27. Tuckerville*	Ludlow	Windsor	23	March 2013	HTRC
28. Lauritsen's	Bristol	Addison	9	April 1998	ACCT
29. Derby MHP	Derby Line	Orleans	99	November 1998	HFI
30. Verd-Mont	Waitsfield	Washington	29	January 1999	Downstreet
31. Shattuck Hill MHP	Derby	Orleans	48	April 1999	Rural Edge
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	Downstreet
37. Bunker Hill MHP#	Windsor	Windsor	14	June 2011	CO-OP
38. Evergreen Manor	Hardwick	Caledonia	31	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	Rural Edge
43.	Vaughan's MHP	Monkton	Addison	9	August 2007	ACCT
44.	Homestead Acres MHP	Swanton	Franklin	30	December 2011	CO-OP
45.	Milton MH Co-op	Milton	Chittenden	100	February 2012	CO-OP
46.	Roy's MHP	Swanton	Franklin	32	August 2013	HFI
47.	ANDCO MH Co-op	Highgate	Franklin	9	December 2013	CO-OP
48.	Shelburnewood Co-op	Shelburne	Chittenden	28	September 2015	CO-OP
49.	North Avenue Co-op	Burlington	Chittenden	119	November 2015	CO-OP
50.	Triangle Court	Brandon	Rutland	12	April 2016	CO-OP
51.	Armstrong MHP	Randolph	Orange	16	November 2016	RACDC
52.	Weston's MHP	Berlin	Washington	83	December 2017	CO-OP
53.	Windy Hollow MHP	Castleton	Rutland	44	February 2018	CO-OP
54.	Lakeview MHP	Shelburne	Chittenden	64	February 2019	CO-OP
55.	Westbury Park	Colchester	Chittenden	250	March 2019	CO-OP
56.	Sunset Lake Villa	Hinesburg	Chittenden	55	March 2019	CO-OP
57.	St. George Villa	St. George	Chittenden	120	April 2019	CO-OP

* Acquired by RACLT in 1998, added 5 lots, sold to WWHT in 2013

Acquired by RACLT in 2001, sold to Resident Owned Cooperative 2011

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

Mobile Home Parks Bought Before Act 252

Mobile Home Park	Municipality	County	Lots	Purchase Date	Current Owner	
1.	Mountain Home Park*	W. Brattleboro	Windham	261	November 1987	CO-OP*
2.	Black Mountain Park*	Brattleboro	Windham	28	November 1987	CO-OP*
3.	Glen Park*	Brattleboro	Windham	23	November 1987	CO-OP*
4.	Maple Ridge#	Middlebury	Addison	9	December 1999	ACCT

* Mountain Home Park, Black Mountain Park and Glen Park are owned by the Tri-Park Cooperative

ACCT purchased from another nonprofit that owned the park since 1985

New Mobile Home Parks Built by Nonprofits

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

Total Lots in Nonprofit and Resident Owned MHPs: 3,095

Park Closures

Eighteen-months' notice is required before any park or lot closure or change of use that will result in eviction or removal of someone's mobile home. State law also requires park owners to give a notice of intent to sell that discloses the potential closure unless they will not sell the underlying property within five years. Most of the parks that have closed were small parks ranging from 3 to 9 lots.

Since 2016, two parks previously slated for closure were closed and removed from the registry. Derby Line MHP in Derby (formerly Tetrault's) was reduced to one occupied lot and removed from the registry. Eldredge MHP in Waterbury closed in 2018 and the land was put up for sale for development.

Guilford Country Estates in Guilford was noticed for closure in November 2016 and closed in May 2018. In June 2019, one lot in Miller's Place mobile home park in Rutland was noticed for closure effectively closing the park by January 2021 since the park will be reduced to two lots which is below the legal definition.

Other parks closed that did not require a closure notice because the closure did not result in any evictions or removal of residents' mobile homes:

- Piette's mobile home park in Irasburg consisted of several large (10+ acres) subdivided lots that have been sold over time to the existing mobile home owners.
- An unnamed park in Milton was closed for redevelopment as a mixed-use commercial and residential development with 41 units of housing. Prior to closing, the park had three rental mobile homes that were removed or demolished after the tenants moved out.
- Cadieux mobile home park in Highgate was also divided into individual lots that were sold to the existing homeowners.

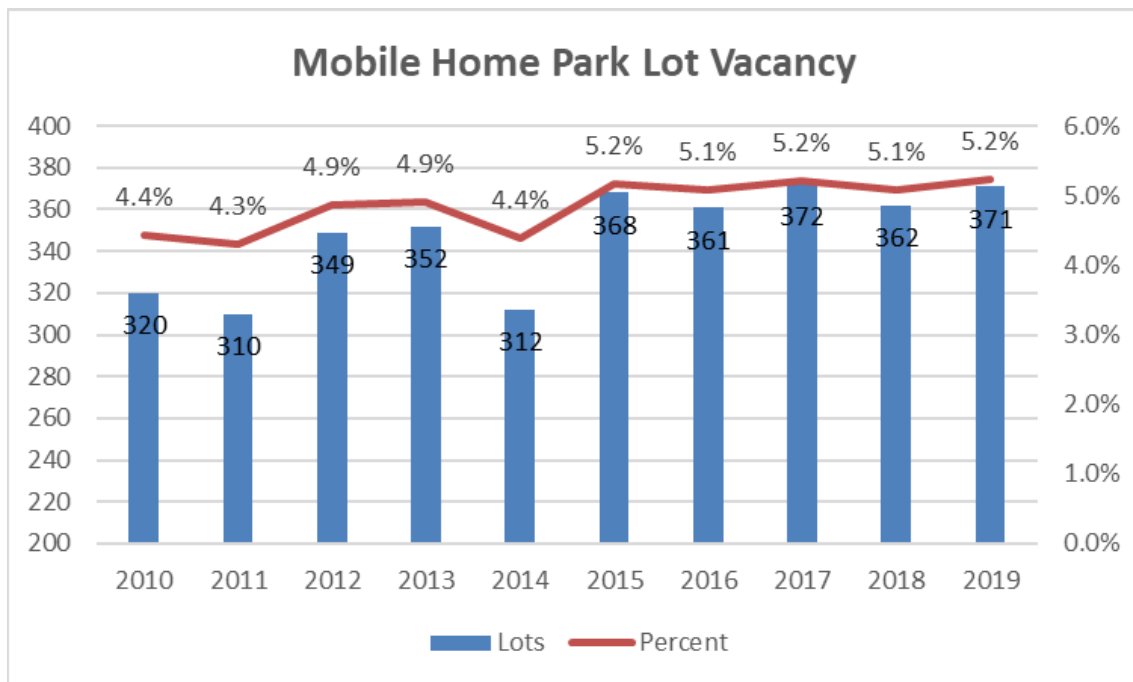
Closed mobile home parks:

Mobile Home Park	Location	Number of Lots
Derby Line (Tetrault's)	Derby	3
Eldredge MHP	Waterbury	6
Guilford Country Estates	Guilford	3
Piette's	Enosburg	5
444-452 Route 7 South	Milton	4
Cadieux MHP	Highgate	3

Mobile Home Lot Vacancies

In 2019, 371 lots were reported as vacant and available equaling a vacancy rate of 5.2%.

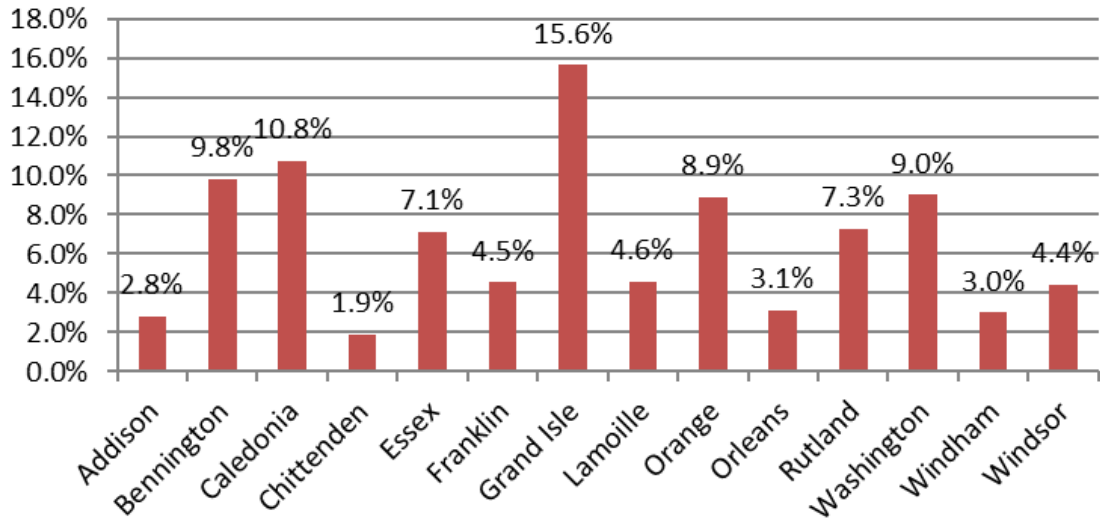
Mobile home park lot vacancies have increased over time. From 2010 through 2014, the statewide vacancy rate ranged from 4.3% to 4.9%. Since 2015 the rate has been over 5%. Before 2010 the vacancy rate ranged from 3.2% to 3.9%.



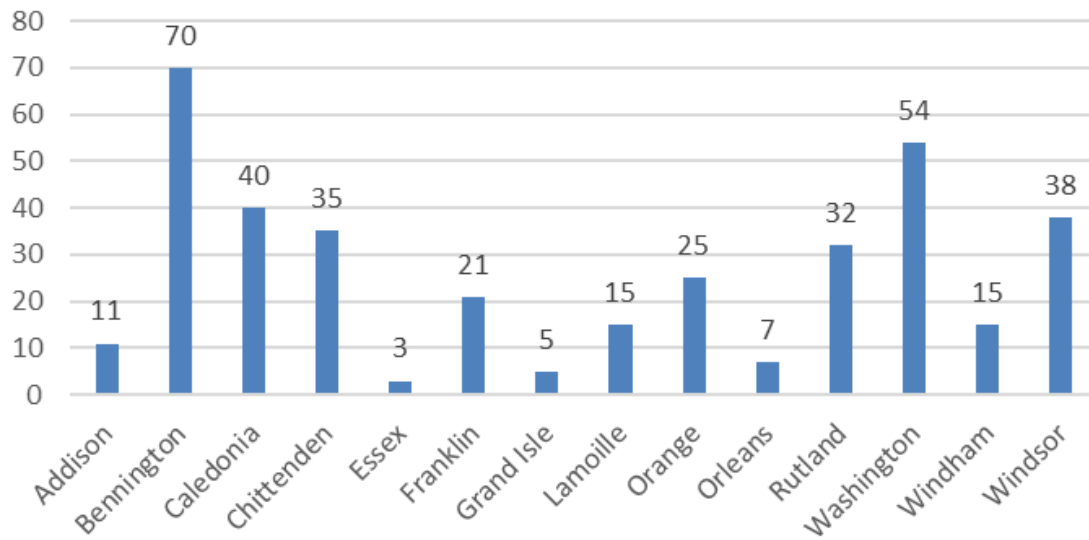
Vacant lots remain concentrated in parks with high vacancies. Six out of ten parks had no vacant lot in 2019, and just 42 parks had more than two vacant lots.

Vacancies also vary by county. The vacancy rates in Bennington, Caledonia, Grand Isle, Orange, and Washington counties range from almost 9% to more than 15%. The vacancy rates in Addison, Chittenden, Orleans, and Windham counties ranged from below 2% to just over 3%.

2019 County Vacancy Rates



2019 County Vacant Lots



Lot Rent Increases

For 2019, DHCD reviewed 171 lot rent increase notices from 133 parks. The number of notices is more than the number of parks increasing rent because some parks have more than one tier or category of rent, for example single vs. doublewide homes. The average amount of increase was just under \$15 or 4.65%.

Lot rent increases that are more than one percent above the Consumer Price Index housing component, as established by the department, are eligible for mediation. Thirty increases were more than the mediation threshold of 3.9% set for 2019. Of the 30 increases eligible for mediation, five increases were disputed, but two of the increases were withdrawn or resolved between the parties before formal mediation took place. The DHCD pays for the mediator out of the Mobile Home Park Fund which is the lot registration fee paid annually by park owners.

Mediation outcomes:

	Proposed Increase	Percent	Resolved Increase	Mediation Cost
Park 1	\$21.00	6.38	\$13.00	\$672.57
Park 2	\$72.00	28.46	\$20.00	\$1019.10 ⁶
Park 3	\$30.00	9.38	\$15.00	\$677.25
Park 4	\$15.00	4.29	\$10.00	N/A
Park 5	\$66.24	25.62	\$10.08 *	N/A

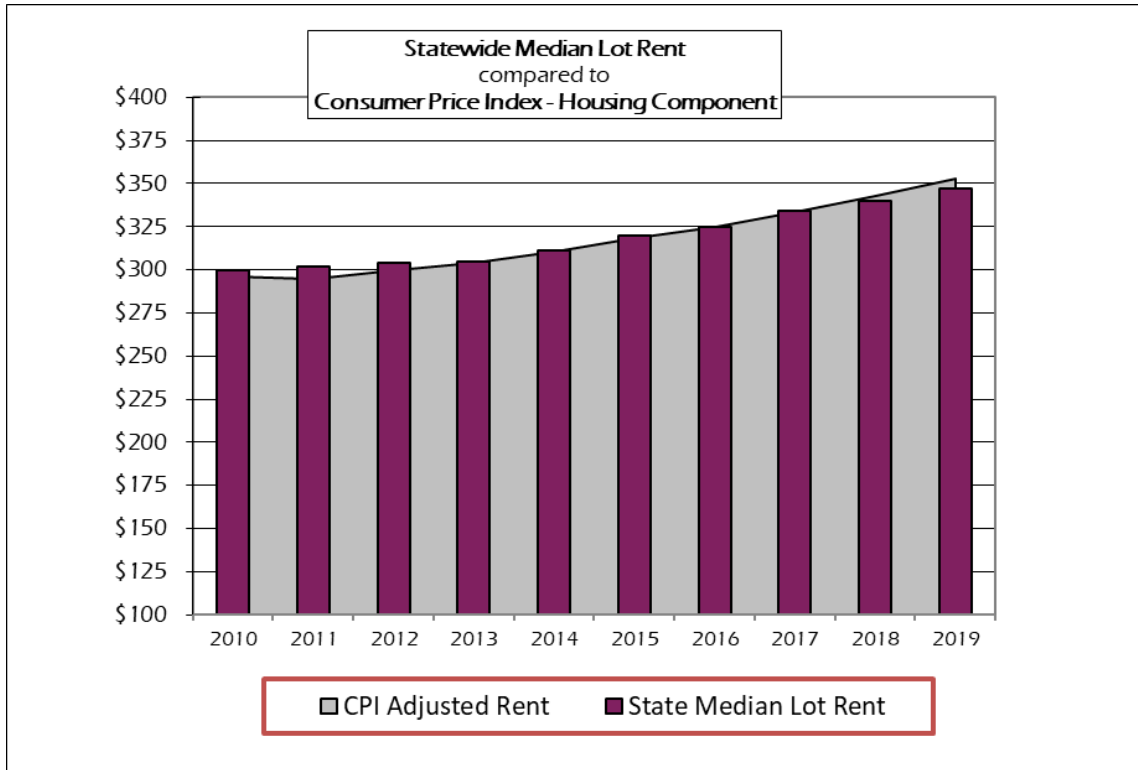
* Park owner withdrew the original increase and re-issued a smaller one two months later.

State and County Median Lot Rents

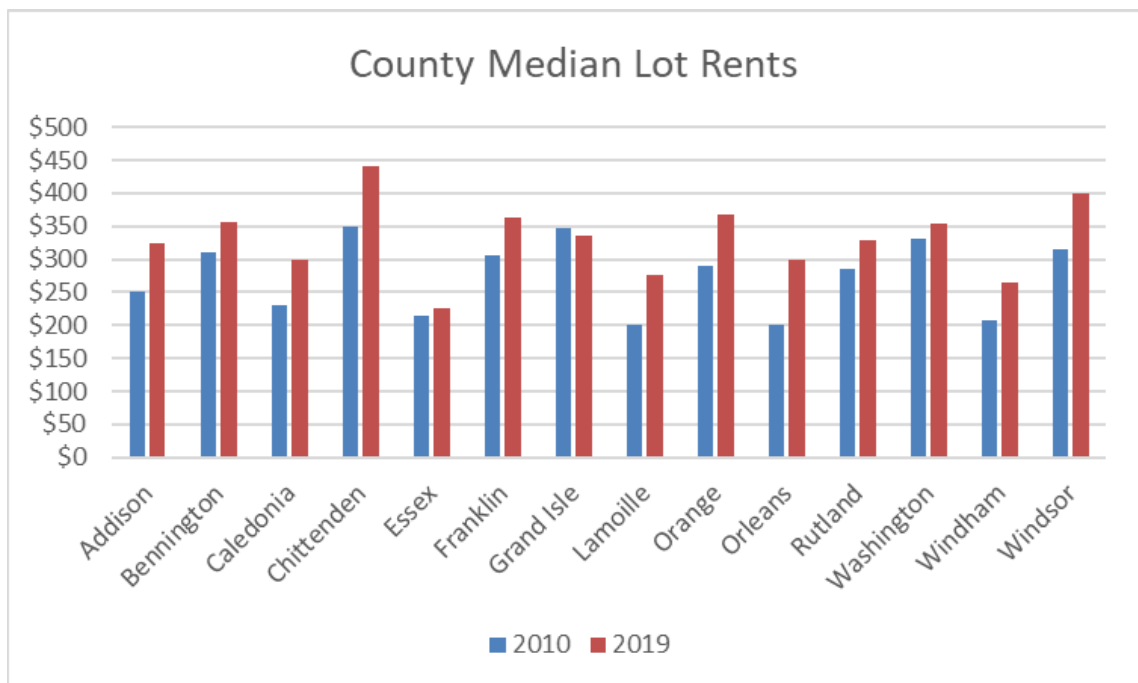
Based on the registration data as of October 1, the state median monthly lot rent for 2019 was \$347. The median is the mid-point meaning half of all lots in mobile home parks in the state have rent below and half above. Lot rents range from the ten least expensive parks with rents below \$200 to the ten most expensive parks with rents above \$450. For the first time, two parks have rent above \$500 per month.

⁶ \$1,000 cap per mediation case waived

The statewide median lot rent has increased in line with the Consumer Price Index housing component.



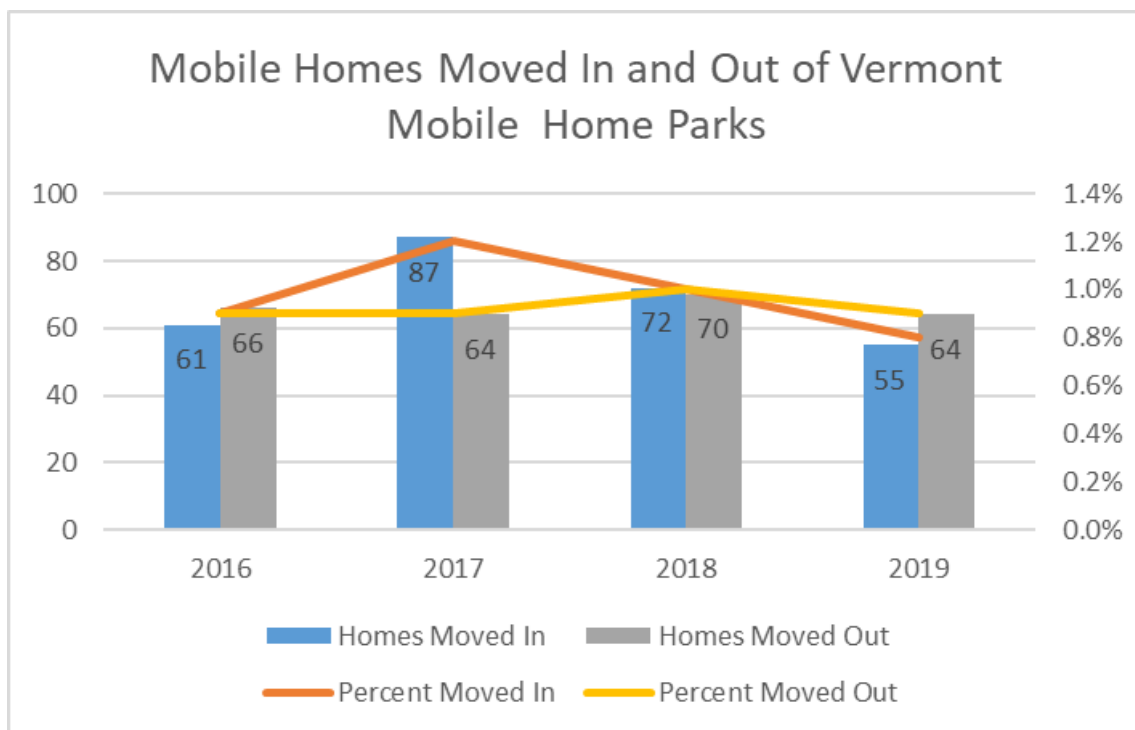
County median lot rents range from \$440 in Chittenden and \$400 in Windsor, to \$225 in Essex and \$265 in Windham counties.



Mobile Homes Moved

The number of mobile homes moved into parks or removed from parks might indicate how many people are buying, relocating, or replacing mobile homes. Homes removed may be relocated to another site for continued use or destroyed because of obsolescence or abandonment. Surveys indicate that most mobile homes are not relocated with about 80% of mobile homes still on their original site.

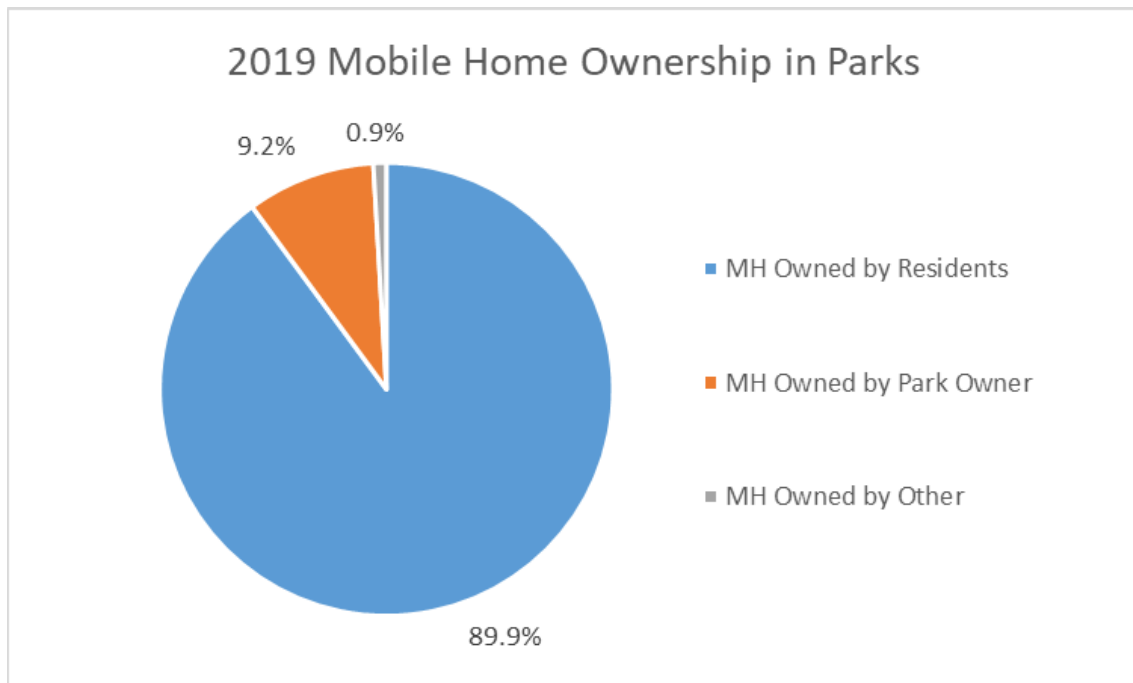
Park owners report the number of mobile homes moved from July of the previous year through the end of June. From July 1, 2018 to June 30, 2019, 55 mobile homes were moved into parks, and 64 were removed from parks. As a percentage of lots, 0.8% had homes moved in and 0.9% had homes moved out.



Mobile Home Ownership

Mobile homes make up more than 7% of all occupied housing units in Vermont and almost 75% of these are owner-occupied residences⁷. In mobile home parks, the ownership rate is almost 90%. This rate is exceeded in nonprofit and cooperatively owned parks where 98.5% of the mobile homes are owned by residents, and only 29 mobile homes are park-owned, including 13 modular home rentals in Lamoille Housing Partnership's Evergreen Manor in Hardwick.

Data on how many mobile homes in parks are rented out to sublessees is not available.



⁷ <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkmk>

Enforcement Complaints

Problem	Status	Action Taken	Outcome
Lot access	Closed	Contacted owner	Park owner agreed to give notice before entering lot
Trees	Closed	Contacted owner	No violation; DHCD satisfied with park owner's tree policy
Roads, fair housing	Closed	Contacted owner	No violation; DHCD satisfied with park owner's response
Erosion	Closed	None	No violation; park owner is trying to address issue
Roof	Closed	Contacted owner	DHCD concluded issue was private dispute between parties
Trees	Closed	Contacted owner	Park owner had trees pruned
Home addition; lot boundary	Closed	Contacted owner	No violation; DHCD asked park owner to clarify policy
Lot boundary	Closed	None	No violation; DHCD concluded issue was between neighbors
Multiple	Closed	None	No violation; complaints too old; DHCD satisfied with park owner's response
Habitability	Closed	Contacted owner	DHCD satisfied with park owner's response
Multiple	Closed	Contacted owner	No violations; DHCD satisfied with park owner's response to resident
Multiple	On Hold	Contacted owner	
Neighbor dispute	Closed	Requested more info	Resident did not respond to request for more information
Trees / Ledge	Closed	Contacted owner	No violation; DHCD satisfied with park owner's response
Multiple	On Hold	None	Park owner is working with residents' association to address issues
Roads	Closed	Contacted owner	Park owner had roads graded
Roads	Closed	Contacted owner	Park owner graded roads and filled potholes
Noise	Closed	Contacted owner	Loud music was discontinued
Abandoned homes	Closed	Requested more info	Resident did not respond to request for more information
Lot boundary	Pending	Referred resident to CVOEO	

CVOEO Mobile Home Program

The Department contracts with the Champlain Valley Office of Economic Opportunity (CVOEO) Mobile Home Program to provide direct assistance to mobile home park residents throughout Vermont if they receive a notice of intent to sell or close a mobile home park, a lot rent increase eligible for mediation, or experience habitability problems.

CVOEO publishes guidebooks and periodic newsletters for mobile home residents, information about rights and responsibilities, and helps organize resident associations.⁸

Manufactured Housing Down Payment Loan Program

Through 2018, Champlain Housing Trust's Manufactured Housing Down Payment Loan Program served 151 households in all 14 Vermont counties and replaced 55 old mobile homes with Energy Star Rated Manufactured Homes. Seven of the households receiving loans purchased ZEM (zero energy modular) homes in nonprofit or resident owned mobile home parks.

In 2019, 28 additional households purchased Energy Star Rated Manufactured Homes and two households purchased ZEM homes. Two manufactured homes were resold in 2018 and 2019 with the buyers assuming the CHT loan.

Roughly half the loans are in mobile home parks and half on owned land. In parks, loans are roughly evenly divided between for profit and nonprofit or resident owned cooperatives.

For more information visit Champlain Housing Trust's website.⁹

Notes

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. The registry listing may not reflect the current owner for mobile home parks that were sold or transferred after September 1.

The Department does not have the staff or resources to conduct random verifications of the data provided, but past checks have shown a very high level of compliance with providing accurate information. The Department also follows up on any discrepancy in the registration data reported for lots or rents from the previous year and the Department's records.

Parks that did not register, or registered too late to be included, are shown with "Data Not Provided". Parks where the park owner owns all the mobile homes are exempt from the lot fee and are indicated with "All Rental MHP"

⁸ https://cvoeo.org/?fuseaction=dep_intro&dept_id=13

⁹ <http://www.getahome.org/loans/manufactured-housing-down-payment-loan-program>