

Manufactured Home Park Preservation Project



Image: Metropolitan Design Center

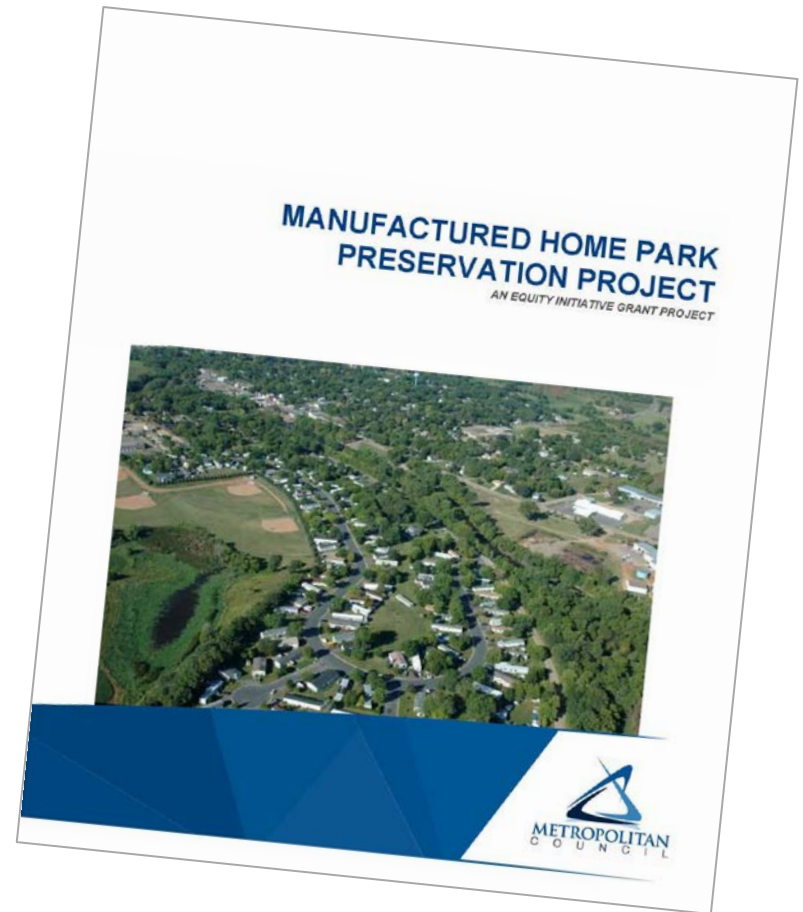
An Equity Initiative Grant Project

Metropolitan Council Informational Item – June 8, 2016



Manufactured Home Park Equity Grant

- Overview of Project
- Integration- Collaboration
- Baseline Report
 - Background
 - Why MHPs Matter
 - Policy Considerations
- Pilot Grant: 50/50 SAC Match
 - Grant Structure
 - Eligible Communities
- Thrive Outcomes



Project Overview

Two Part Effort:

- Baseline Report assessing MHPs in region - Council policies
- Pilot Grant to incent connection to regional wastewater treatment system & preserve a MHP
 - Supported by Equity Implementation Team Funding
 - 3 Eligible Communities – based on readiness to connect

Thrive Lens – Principles

Integration

- Community Development & Environmental Services

Collaboration

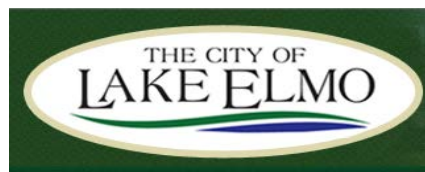
- Local Government, Peer Agencies, Non-Profits, & Park Owners

Accountability

- Results to be analyzed for effectiveness & reproducibility

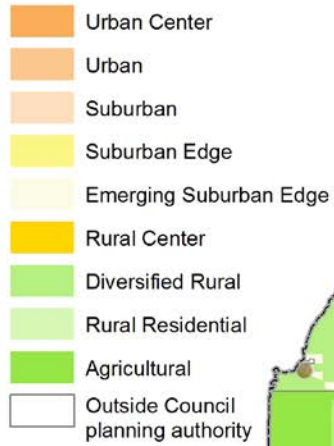
Collaboration

- External Collaboration
 - Agency Partners
 - Eligible grant communities & MHP owners
- Events & Conferences
 - National I'M HOME
 - NCF/ROC-USA Dialogue
 - MN Policy Conference



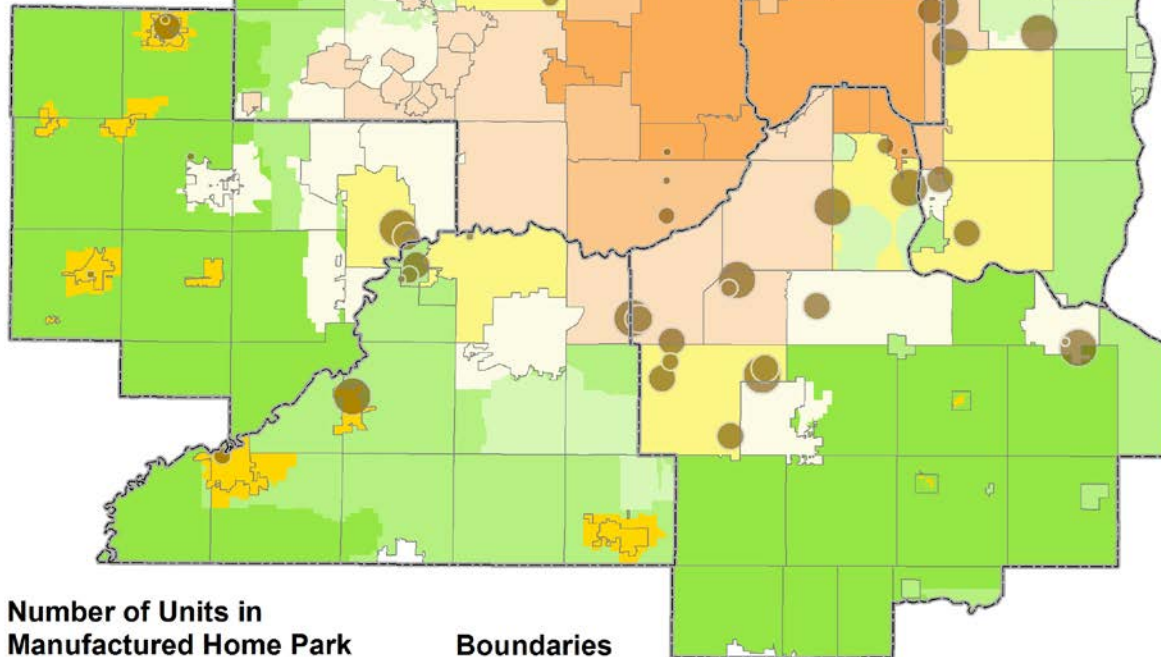
Manufactured Home Park Preservation Baseline Report

Thrive MSP 2040 Community Designations



Background

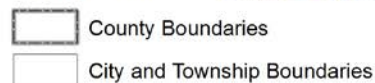
- 14,000 units home to 39,000 people
- Lease land in privately-owned MHPs
- Most in suburban areas



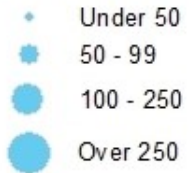
Number of Units in Manufactured Home Park



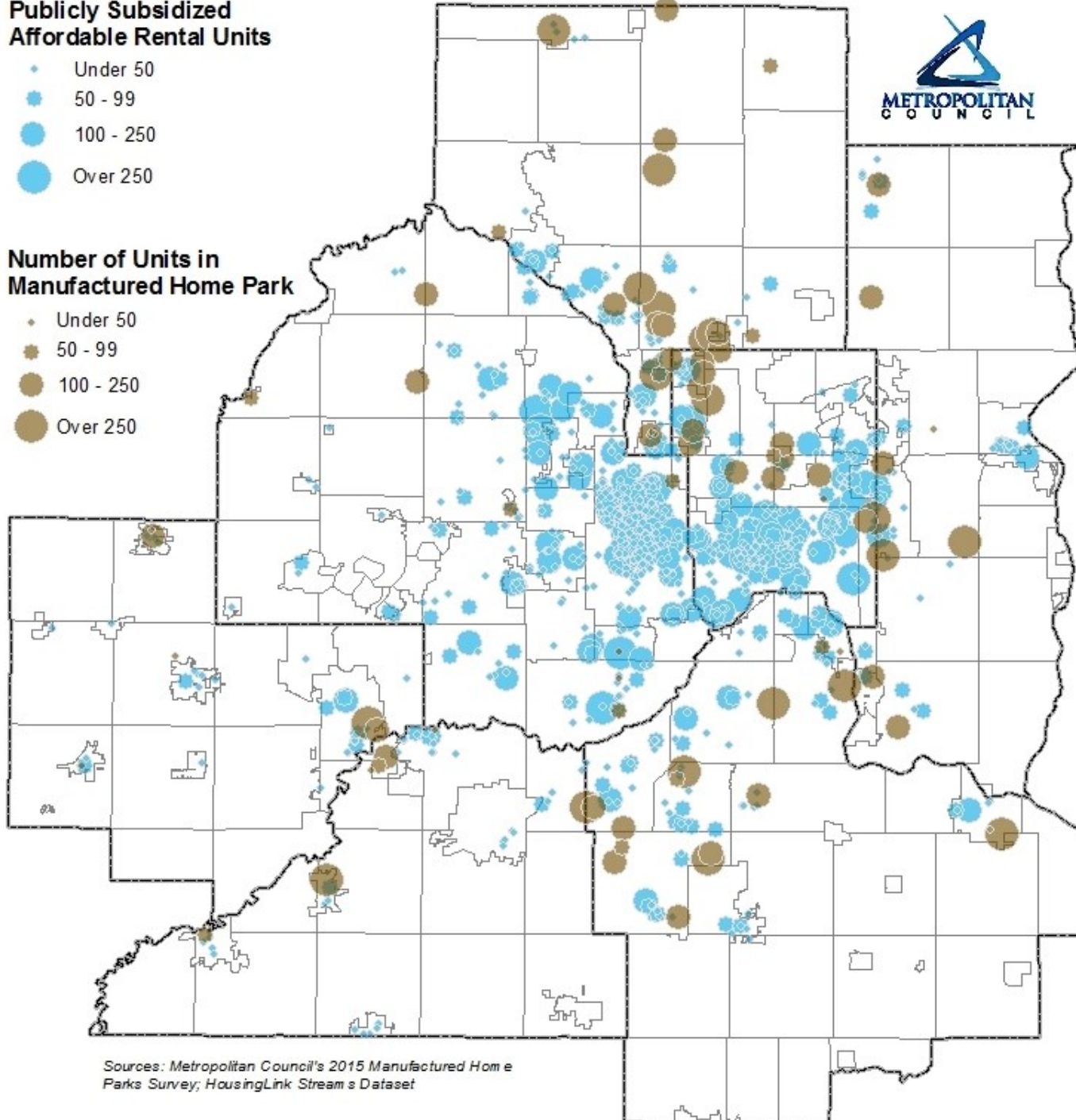
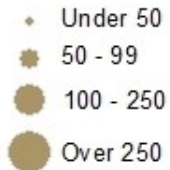
Boundaries



Publicly Subsidized Affordable Rental Units



Number of Units in Manufactured Home Park



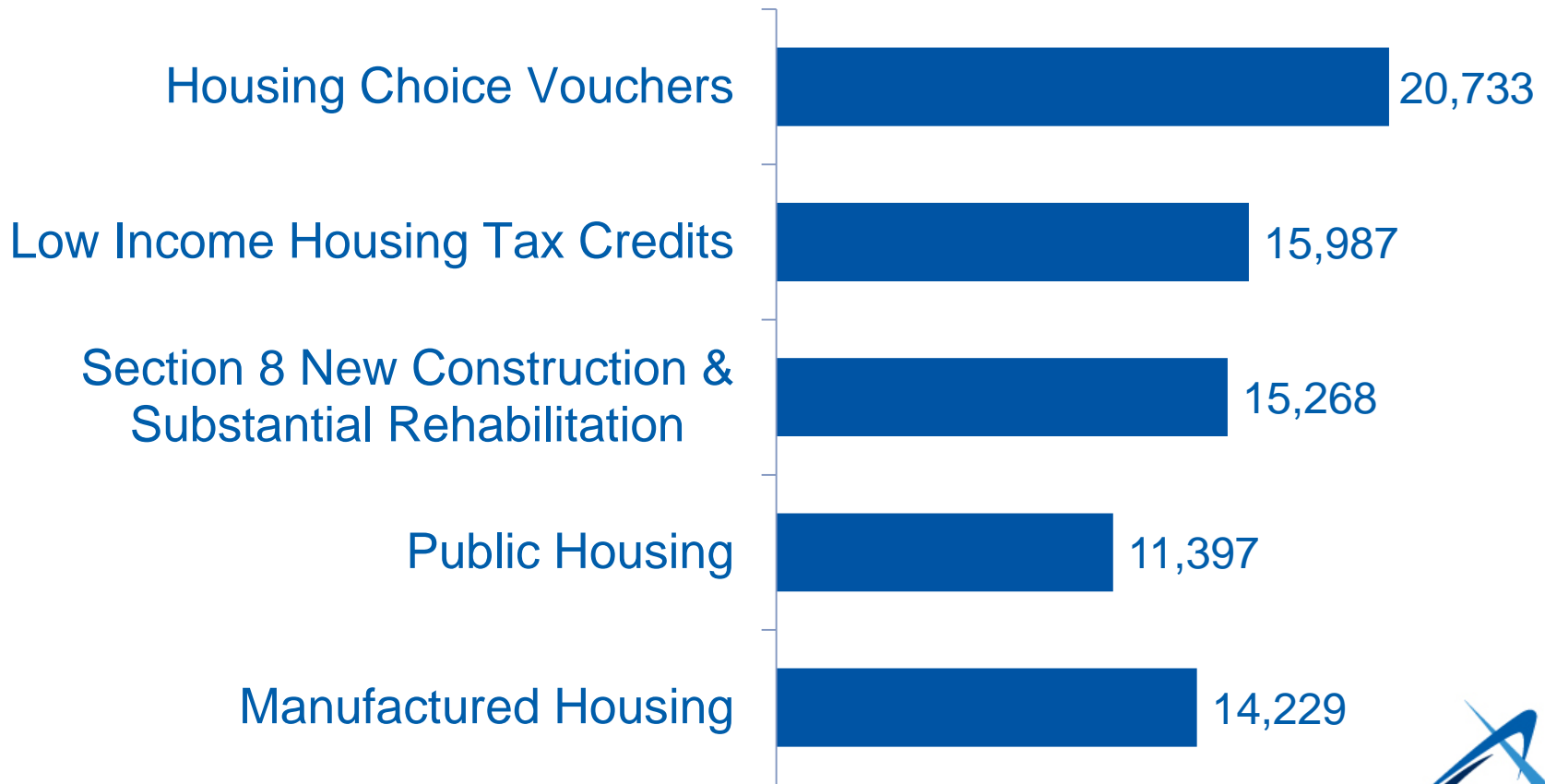
Background

Provide enhanced housing choices, including homeownership for many

Sources: Metropolitan Council's 2015 Manufactured Home Parks Survey; HousingLink Streams Dataset

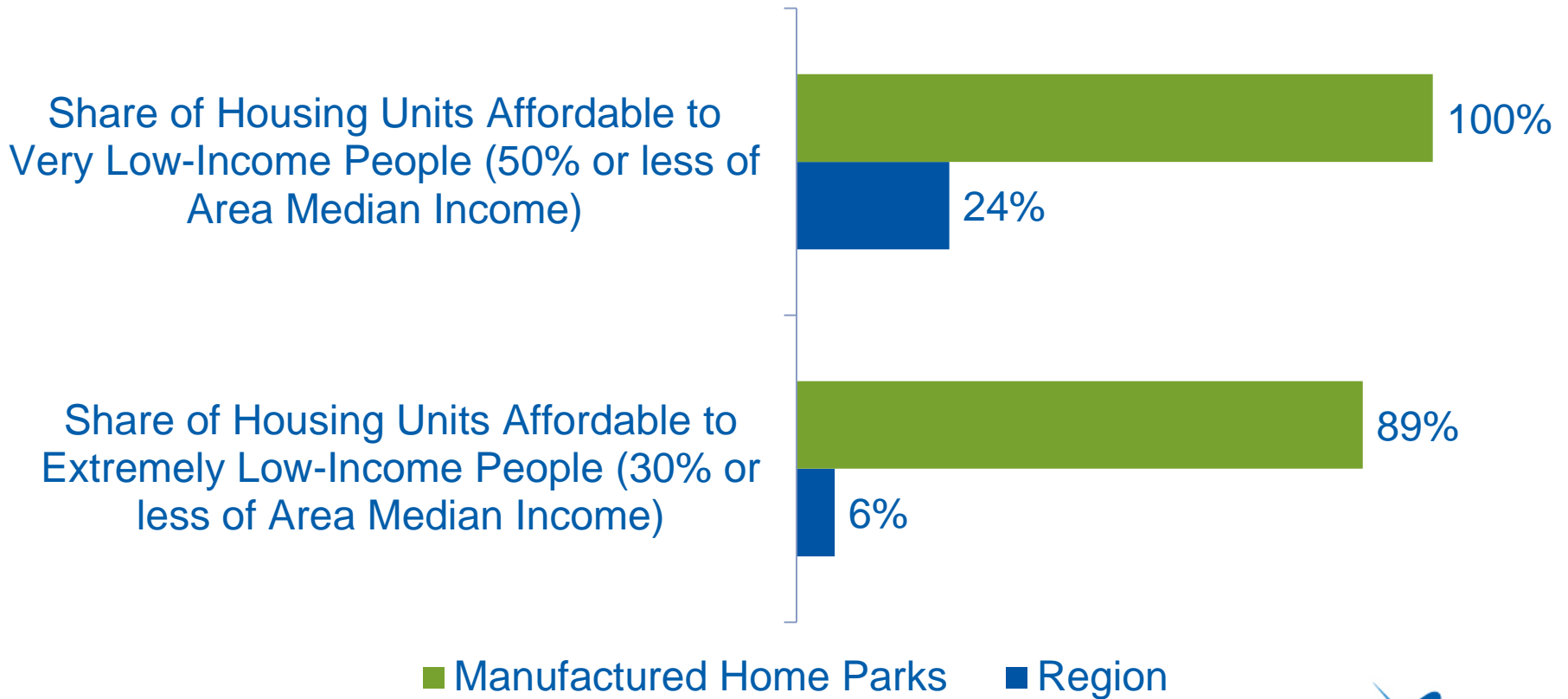
Why MHP Preservation Matters

Often overlooked as affordable housing option & is largely unsubsidized



Why Park Preservation Matters

Affordable housing for the most economically disadvantaged



Why Park Preservation Matters

Manufactured Home Parks are a Resource at Risk

NORTH METRO

St. Anthony mobile home park to close and land will be redeveloped

With sale, St. Anthony mobile home park will be latest to shut down

By Shannon Prather Star Tribune | APRIL 29, 2016 — 10:56AM

GALLERY GRID



Redevelopment



Road Improvement Projects

NORTH METRO

Anoka mobile home park will close

The city's water and sewage system proved too costly. The coming closure of Woodlyn Court has residents worried about finding housing.

StarTribune APPAREL ACCESSORIES PHOTOS SHOP »

By LORA PABST Star Tribune | APRIL 22, 2008 — 10:01PM

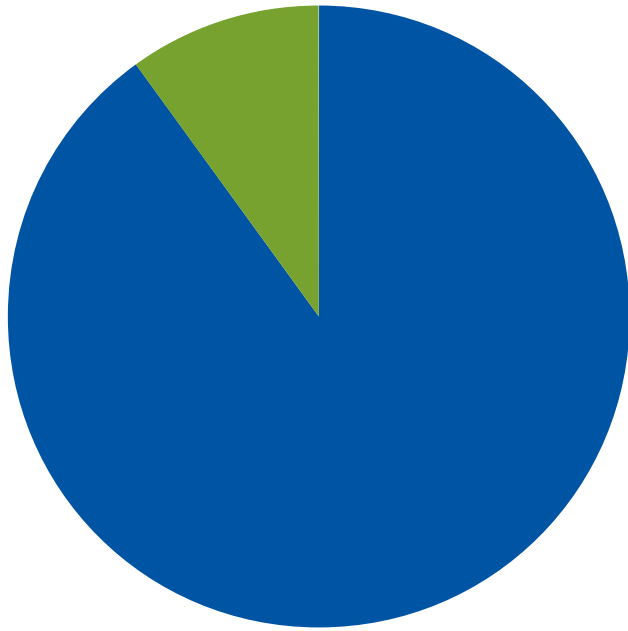
After years of uncertainty, homeowners and renters in a mobile home park in Anoka are facing the park's closure in the fall.

The owners of Woodlyn Court have struggled with the aging septic system during the past several years and have decided to shut down the park in November. Residents have been left wondering about the future of their homes for years, while the owners contested a Minnesota Department of Health decision in 2005 to revoke the park's license for improper sewage

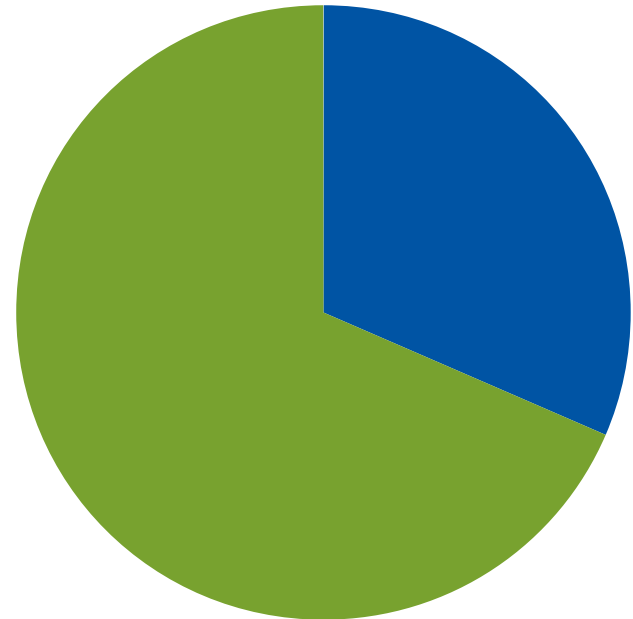
Aging Infrastructure

Why Park Preservation Matters

Closures can have Disproportionate Impact on Residents of Color

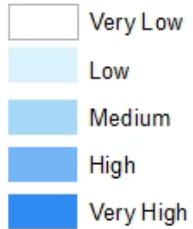


Households of color represented 10% of park residents in MN

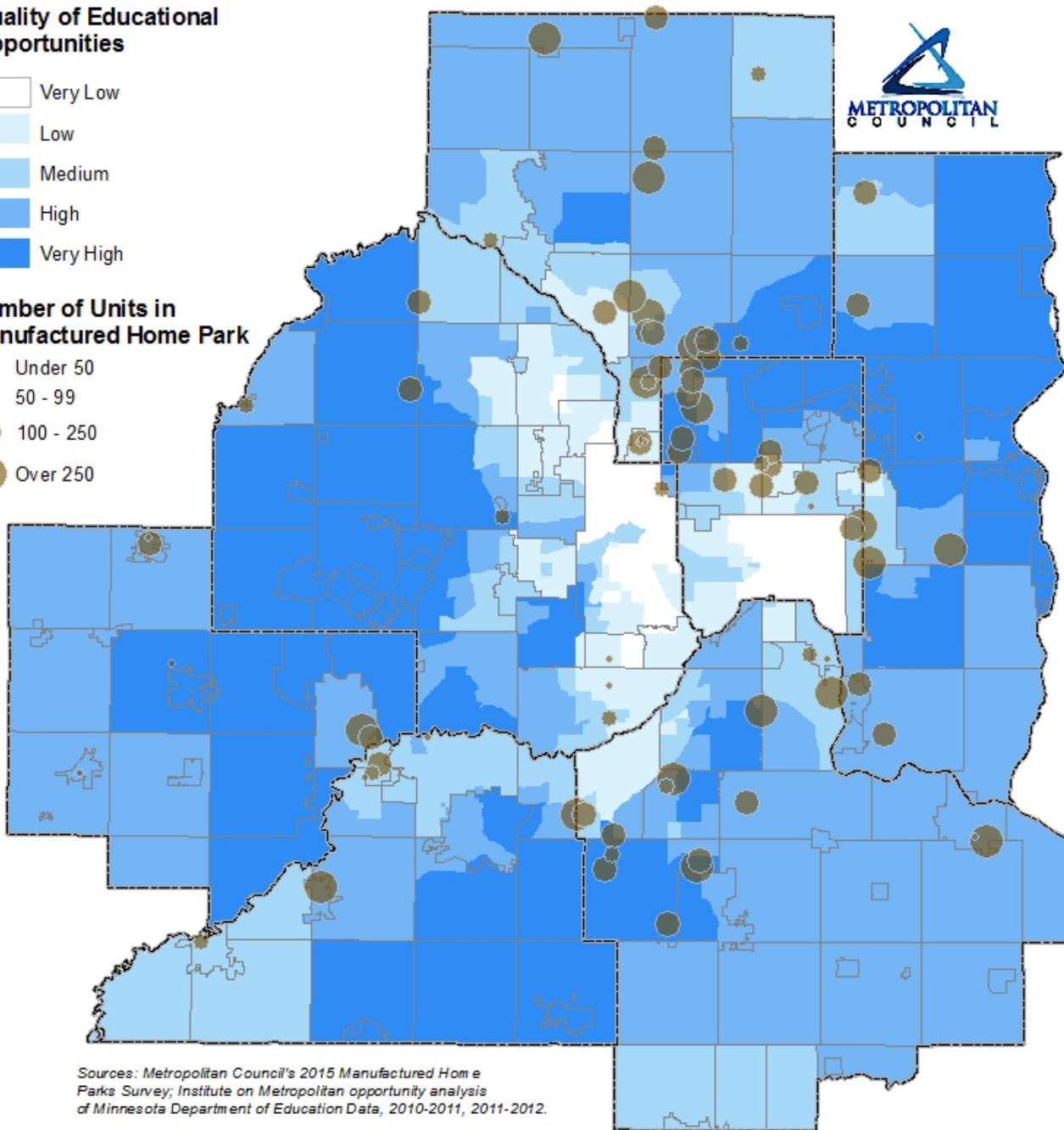
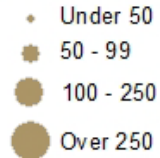


But represent 54% of Residents displaced in MN by park closures

Quality of Educational Opportunities



Number of Units in Manufactured Home Park



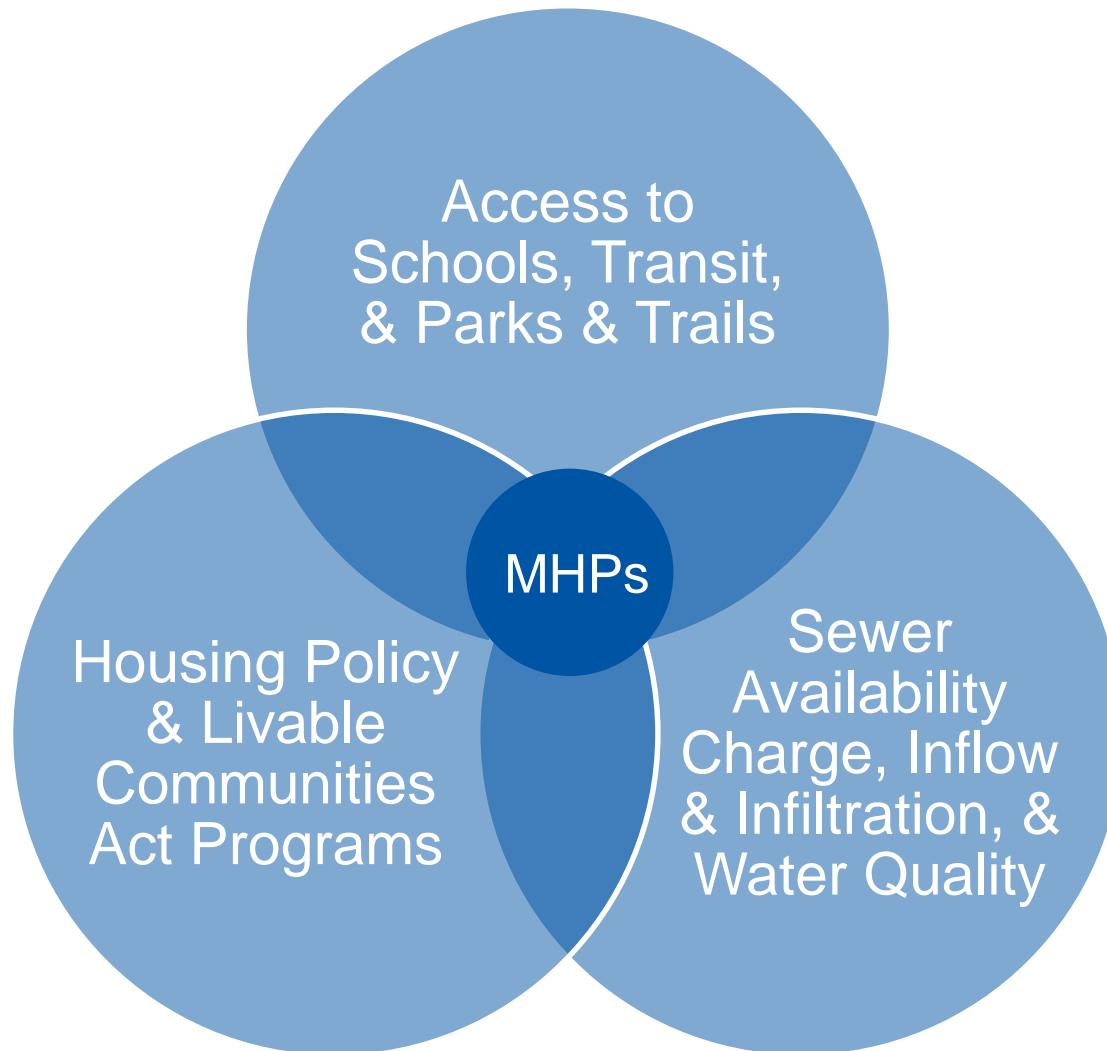
Access to Opportunities

- Educational Opportunity – High Performing Schools
- Unique Approaches to Social Service Delivery
- Access to Jobs and Transit

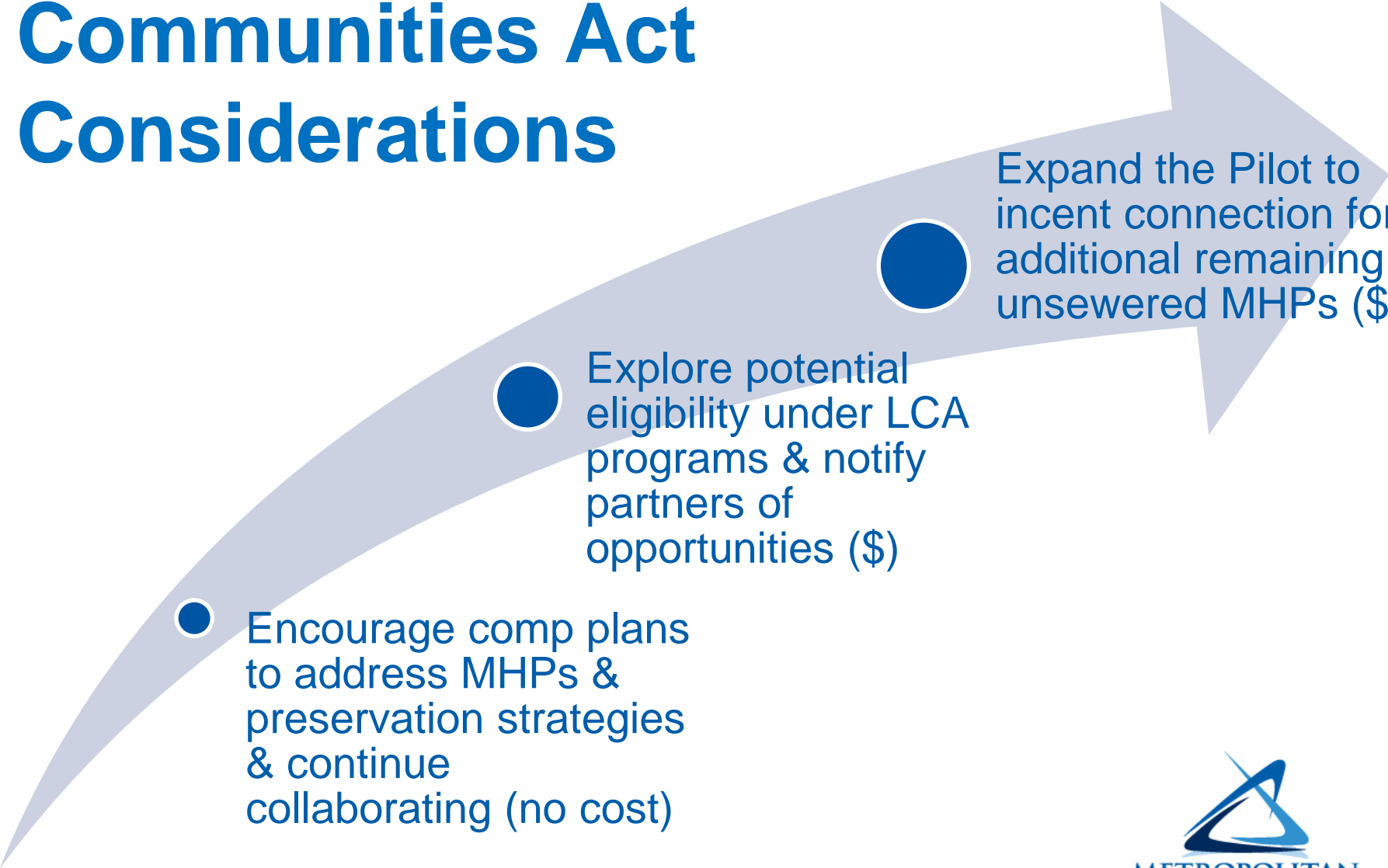
Sources: Metropolitan Council's 2015 Manufactured Home Parks Survey; Institute on Metropolitan opportunity analysis of Minnesota Department of Education Data, 2010-2011, 2011-2012.

Program & Policy Considerations

Confluence of Council Principles, Programs, & Policies



Housing Policy & Livable Communities Act Considerations

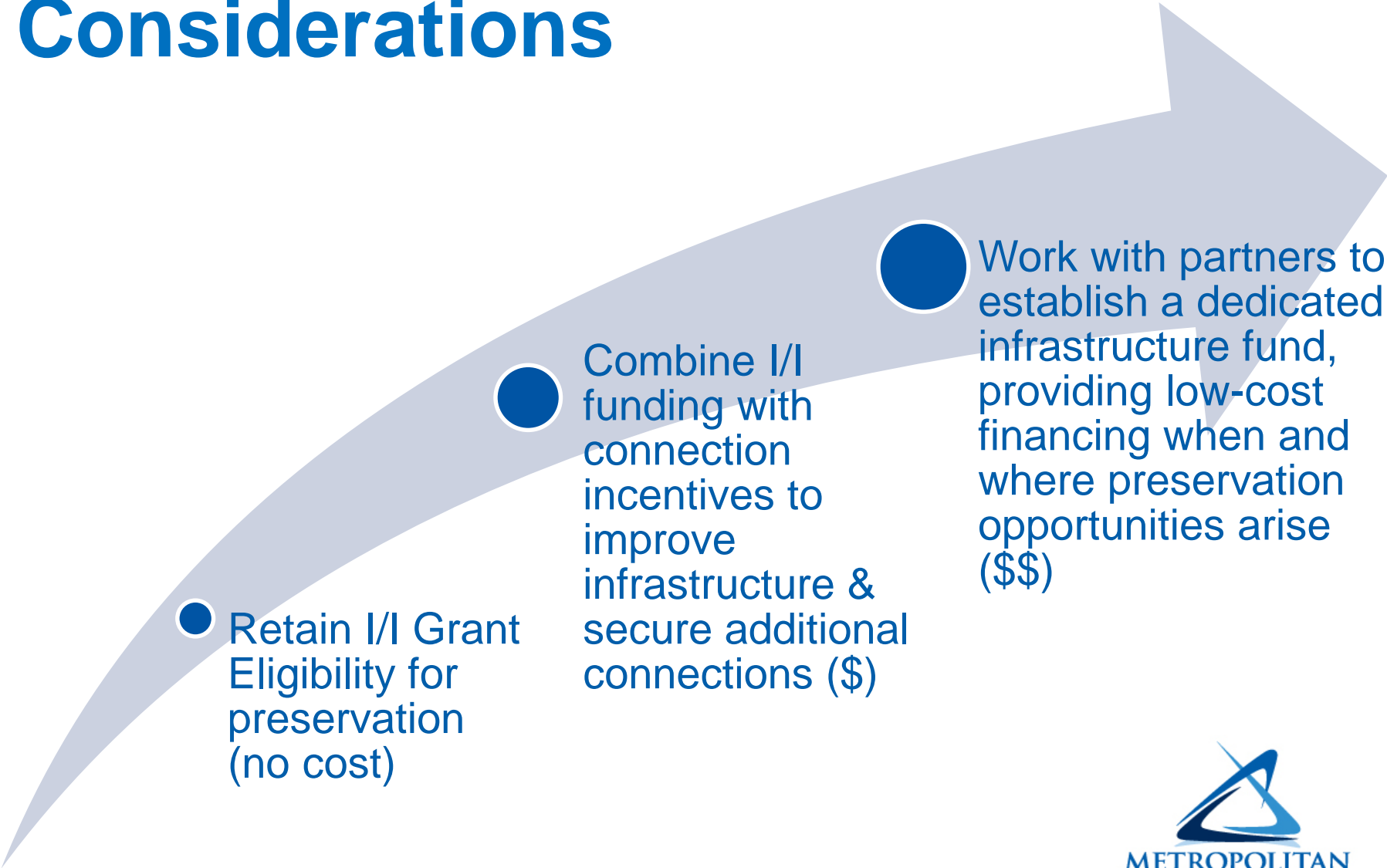


- Encourage comp plans to address MHPs & preservation strategies & continue collaborating (no cost)

- Explore potential eligibility under LCA programs & notify partners of opportunities (\$)

- Expand the Pilot to incent connection for additional remaining unsewered MHPs (\$\$)

Inflow & Infiltration Considerations

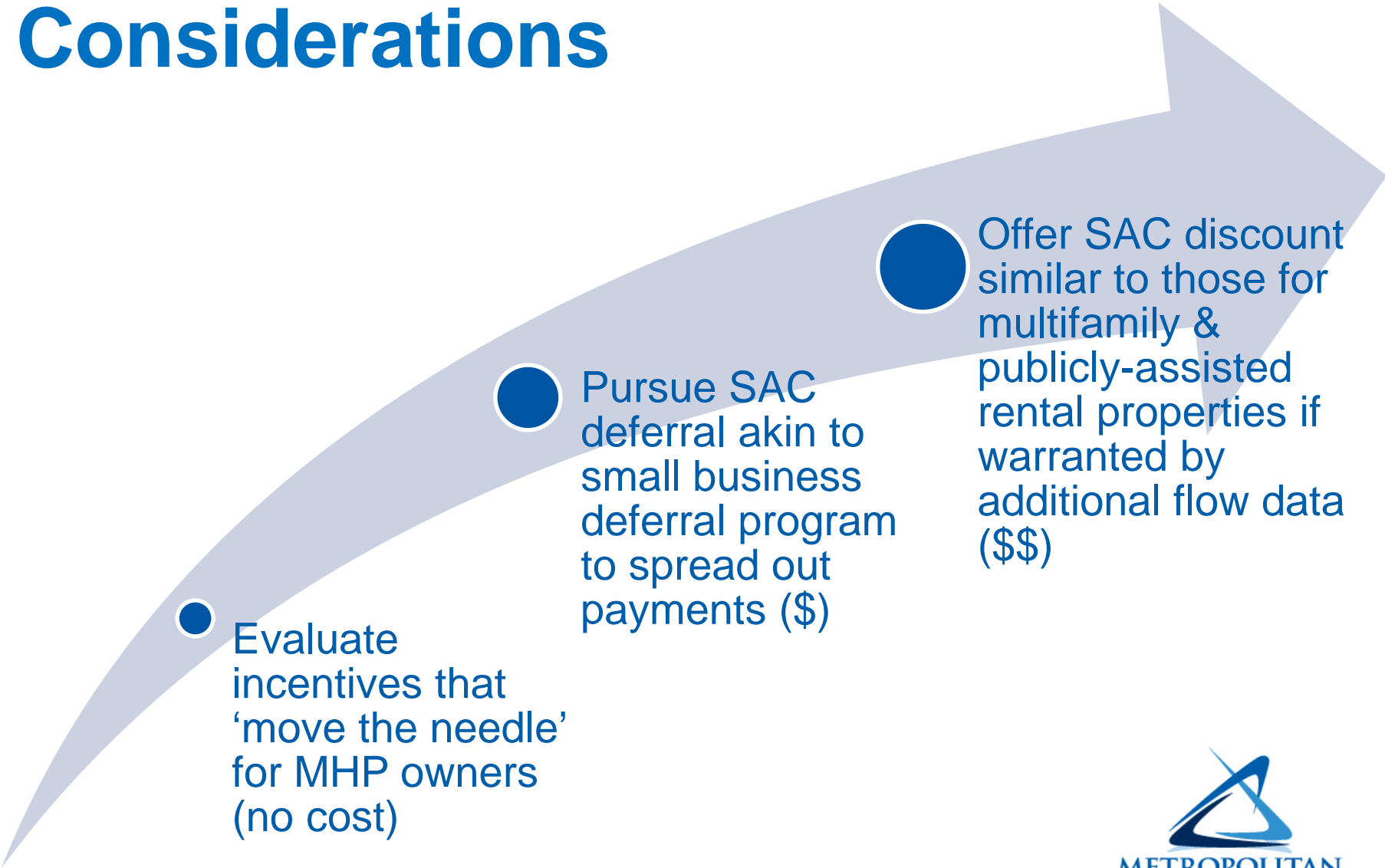


- Retain I/I Grant Eligibility for preservation (no cost)

- Combine I/I funding with connection incentives to improve infrastructure & secure additional connections (\$)

- Work with partners to establish a dedicated infrastructure fund, providing low-cost financing when and where preservation opportunities arise (\$\$)

Sewer Availability Charge (SAC) Considerations



- Evaluate incentives that 'move the needle' for MHP owners (no cost)

- Pursue SAC deferral akin to small business deferral program to spread out payments (\$)

- Offer SAC discount similar to those for multifamily & publicly-assisted rental properties if warranted by additional flow data (\$\$)

50/50 SAC Match Pilot

Connection Can Be Expensive

Example Costs for 300 Lot Park:

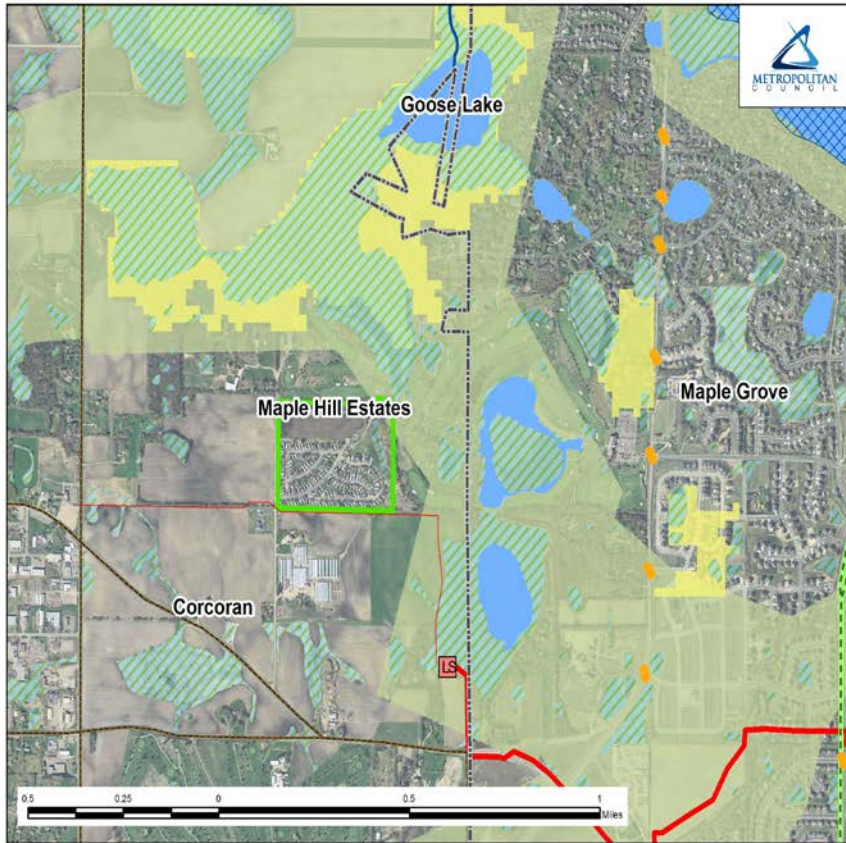
Regional SAC and Other Costs	Owner Cost*
Regional SAC (300 x \$2,485 per lot/pad)	\$745,500
Local SAC charge (\$1,500 per lot/pad)	\$450,000
Decommission on-site septic treatment system	\$150,000
On-site infrastructure costs	\$150,000
Total	\$1,495,500

*Conservative estimation

MHP Pilot Grant Program

- Pilot grant structure
 - 50/50 match for regional SAC, up to \$250,000
 - Ex: 200 units, regional SAC= \$497K (50% =\$248K)
 - Awarded to one of three eligible communities
- Eligible communities
 - Corcoran, Lake Elmo, East Bethel
 - Identified based on key criterion of readiness to connect

Corcoran, Maple Hill Estates



Potential Measureable Benefits: Affordable Housing

- Preservation of 78% of the City's affordable housing stock
- Residents of color make up 40% of MHP

Access to opportunities

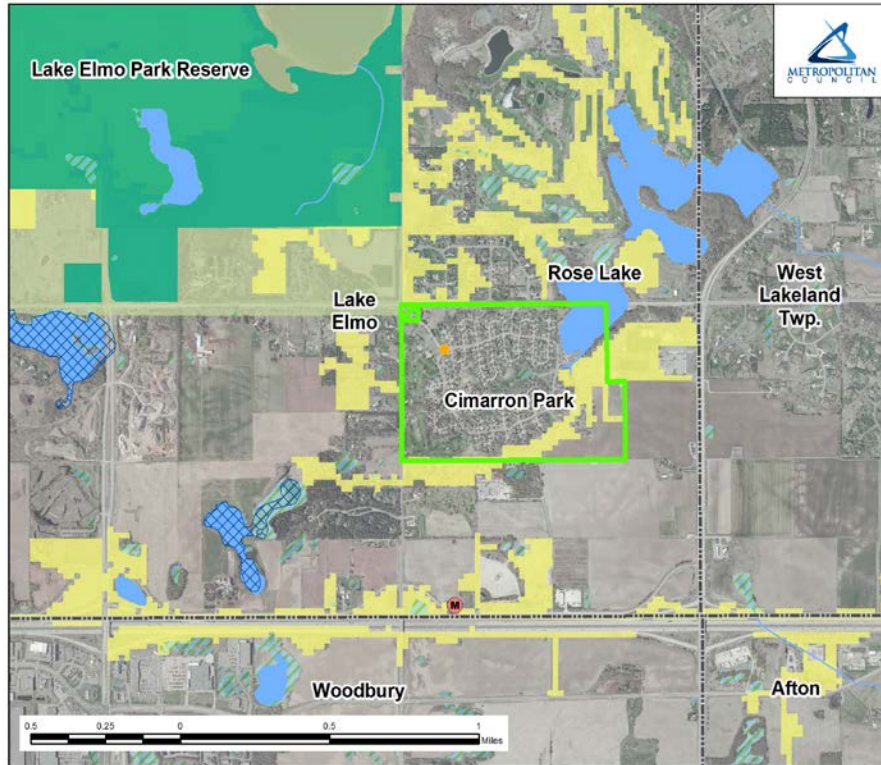
- 117 school-age kids - access to very high quality schools
- Access to transit – Arbor Lakes Job Center

Environmental Stewardship

- Surrounded by high-quality Regionally Significant Ecological Area



Lake Elmo, Cimarron Park



- | | |
|---|---|
| Manufactured Housing Park | Environmental Considerations |
| Cimarron Park MHP | River or Stream |
| Transit | Lakes and Rivers |
| ● Transit Stops | Wetlands |
| Wastewater Treatment | Impaired Lakes |
| MCES Meter | Regionally Significant Ecological Areas |
| City and Township Boundaries | Metro Conservation Corridors |
| | Recreation Park |
| | Lake Elmo Regional Park Reserve |

Potential Measureable Benefits: Affordable Housing

- Preservation of 77% of the City's affordable housing stock
- Latino population in MHP is 44% of city's Latino population

Access to opportunities

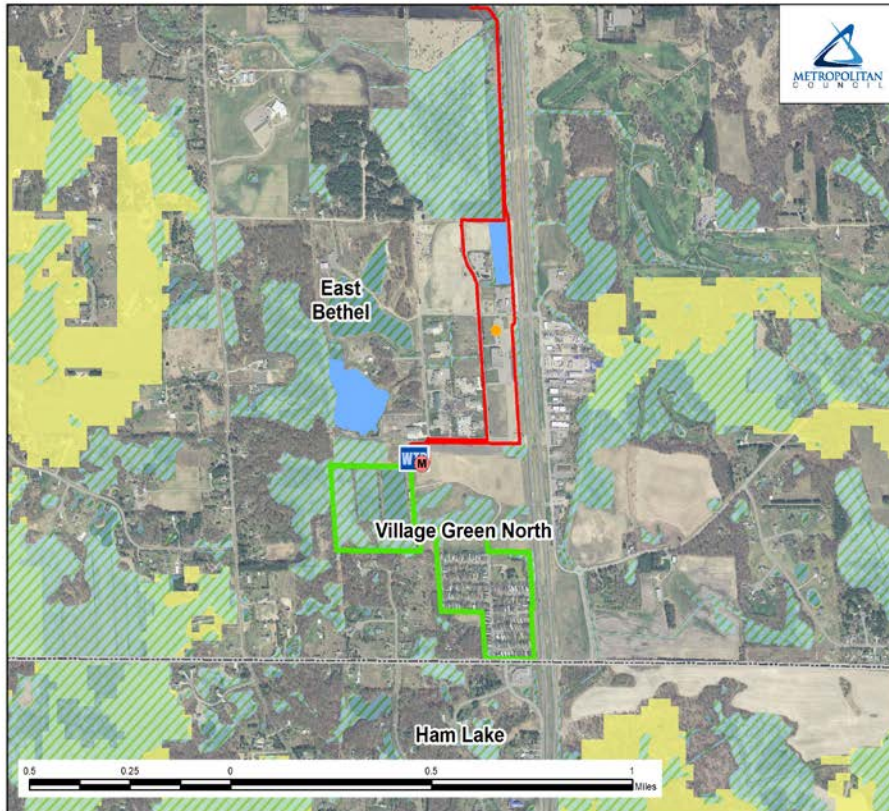
- MHP is < 3 miles from Job Center
- 300 children in Stillwater school district- very high quality

Environmental Stewardship

- Rose Lake improvements
- Surrounded by fragmented RSEA of moderate quality



East Bethel, Village Green North



- | | |
|----------------------------------|---|
| Manufactured Housing Park | Environmental Considerations |
| Village Green North | Lakes and Rivers |
| Transit | Wetlands |
| Transit Stops | Regionally Significant Ecological Areas |
| City and Township Boundaries | Wastewater Treatment |
| | Wastewater Treatment Plant |
| | MCES Interceptors |
| | MCES Meter |

Potential Measureable Benefits: Affordable Housing

- Preservation of 42% of the City's affordable housing stock

Access to Opportunities

- High quality school district
- 8.5 miles from Job Center

Environmental Stewardship

- Crooked Brook-MPCA 303 (d) Impaired Water List

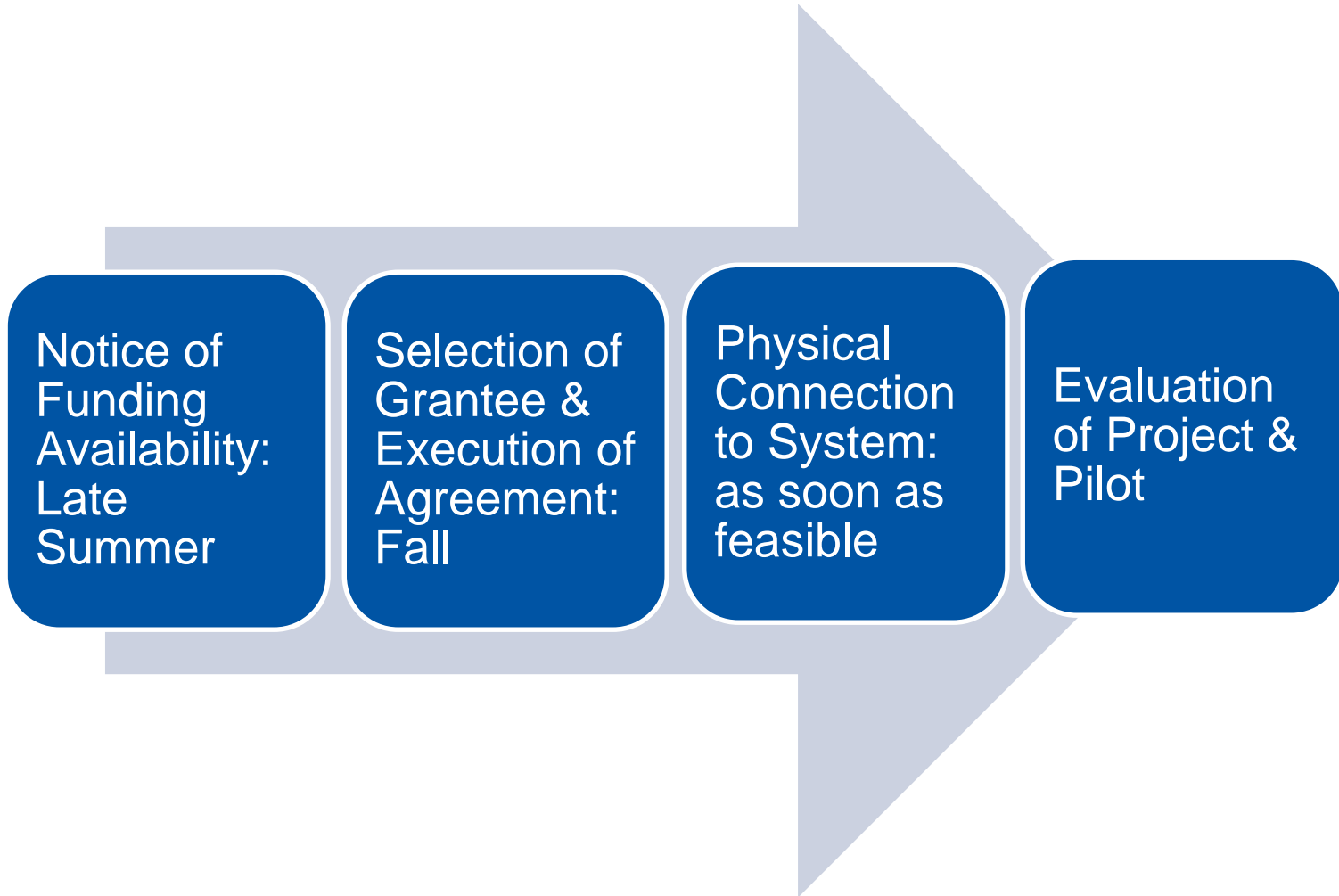
Adjacent to Regional Wastewater Reclamation Plant

Grant Eligibility & Next Steps

Applicant submittal considerations

- **Readiness to connect**
- Consistency with Council policies
- Preservation of manufactured home park
- No unreasonable rent increases
- Local government contributions / leverage
- Opportunities for Residents

Next Steps



Thrive Lens




Equity ●

Equity connects all residents to opportunity and creates viable housing, transportation, and recreation options for people of all races, ethnicities, incomes, and abilities so that all communities share the opportunities and challenges of growth and change. For our region to reach its full economic potential, all of our residents must be able to access opportunity. Our region is stronger when all people live in communities that provide them access to opportunities for success, prosperity, and quality of life.

Promoting equity means:

- Using our influence and investments to build a more equitable region.

Thrive Lens – Outcomes



Equity	<ul style="list-style-type: none">• Expanded Choice & Affordable Preservation
Sustainability	<ul style="list-style-type: none">• Improved Water Quality
Stewardship	<ul style="list-style-type: none">• Efficient Use of Financial Resources
Livability	<ul style="list-style-type: none">• Housing Choice- Protection Natural Resources
Prosperity	<ul style="list-style-type: none">• Access to educational and employment opportunities

Questions?

For more information contact:

Freya Thamman, Sector Representative

freya.thamman@metc.state.mn.us

Jonathan Stanley, Housing Planning Analyst

jonathan.stanley@metc.state.mn.us