

Committee of the Whole

Meeting date: September 20, 2017

Subject: Pressures and Threats to Manufactured Home Parks in the Region and Strategies for Their Preservation

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Division/Department: Community Development / Regional Planning

The preservation of manufactured home parks (MHPs)—an at-risk housing resource—promotes equitable outcomes by keeping park residents connected to the opportunities offered by the communities in which the parks are located. It gives residents of the region viable housing options to live in communities of their choice regardless of their race, ethnicity, income, and ability. This is especially important in suburban communities where housing diversity can be limited. Redevelopment pressures, aging infrastructure, and locations near major transportation infrastructures threaten this valuable source of affordable housing. The threat is real; no new parks have opened since 1991, but twelve parks have closed since then.

The pressures on manufactured housing was evaluated as part of the MHP Preservation Project, one of the Council's Equity Implementation Team grants. The MHP Preservation Project was a two-part, multi-divisional effort involving housing policy, connection to the regional wastewater treatment system, and environmental and water quality considerations. In June 2016, staff presented the first part of the project, the [MHP Preservation Report](#), a baseline report that evaluated the state of the region's manufactured home parks, examined the policy levers the Council may have to help preserve them, and introduced the MHP Preservation pilot grant program. The second part of the project involved a pilot grant program to defray the costs of connecting one manufactured home park to the regional wastewater treatment system by using a 50/50 match structure (up to \$250,000) to cover regional Sewer Availability Charges (SAC). In August, the Metropolitan Council awarded the [MHP Preservation Pilot Grant](#) to Maple Hill Estates in Corcoran.

This Committee of the Whole meeting has several aims: to provide an update on the Council's efforts in supporting manufactured home parks; to inform the Council by hearing from expert practitioners in the field; and to discuss at a policy level how the Council might support broader efforts to preserve this at-risk affordable housing resource. Staff will give a brief presentation, followed by a Council Member and panel discussion on the topic. Panelists for the discussion include:

- **Dave Anderson, Executive Director, All Parks Alliance for Change (APAC)** – joined APAC as its Executive Director in 2004 and also heads up the National Manufactured Home Owners Association. Mr. Anderson has more than 25 years of experience in the non-profit sector.
- **Barbara Dacy, Executive Director, Washington County CDA** – oversees all aspects of the CDA's programs and services, including management of its housing portfolio, development of new affordable housing, and administration of rental and homeowner assistance program. Ms. Dacy has thirty years of experience in planning, housing and redevelopment, and economic development.
- **Sebastian Rivera, Organizational Leader, Asamblea de Derechos Civiles** – Mr. Rivera has played a central role in organizing tenants and giving voice to those threatened by or impacted by displacement.
- **Kevin Walker, Acting Executive Director, Northcountry Cooperative Foundation (NCF)** – oversees NCF's manufactured housing cooperative

development projects including community organizing, commercial real estate due diligence, and ongoing organizational support to resident co-ops and nonprofits. He has also supported NCF's efforts for new manufactured housing cooperative development and led introduction of community solar to NCF's housing co-op members. Mr. Walker has 16 years of housing cooperative development experience and also worked in multifamily housing at the City of Minneapolis.