

Manufactured Home Park Preservation Project



Image: Metropolitan Design Center

An Equity Initiative Grant Project

Metropolitan Council Informational Item – September 20, 2017



Manufactured Home Park Preservation Baseline Report

Why Park Preservation Matters

Manufactured Home Parks are a Resource at Risk

NORTH METRO

In Lowry Grove's final hours, neighbors band together

St. Anthony's Lowry Grove mobile home park has closed


By Hannah Covington and Miguel Otárola Star Tribune staff writers | JULY 3, 2017 — 2:15PM

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



Roadway 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

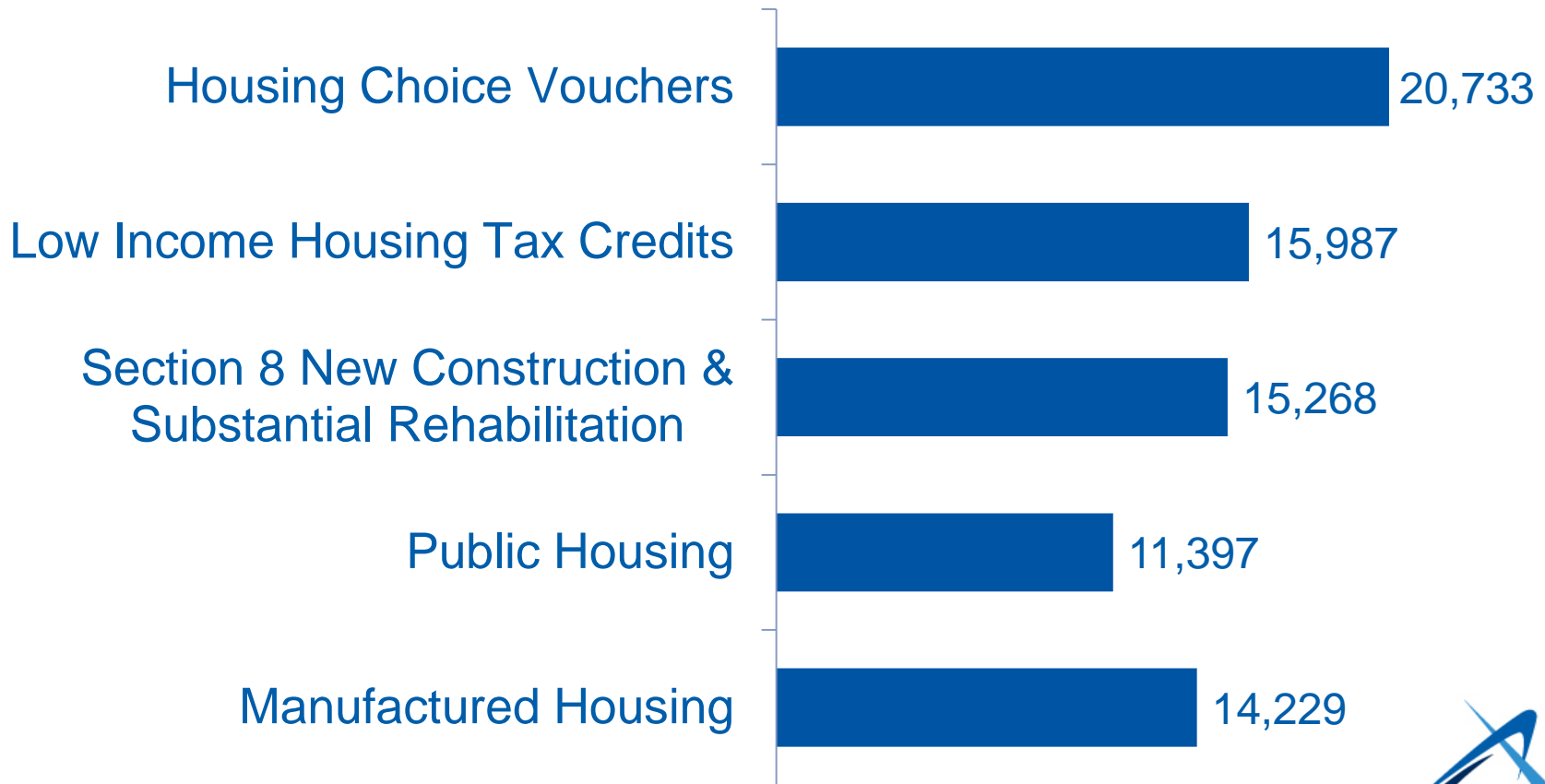
Aging Infrastructure



METROPOLITAN
COUNCIL

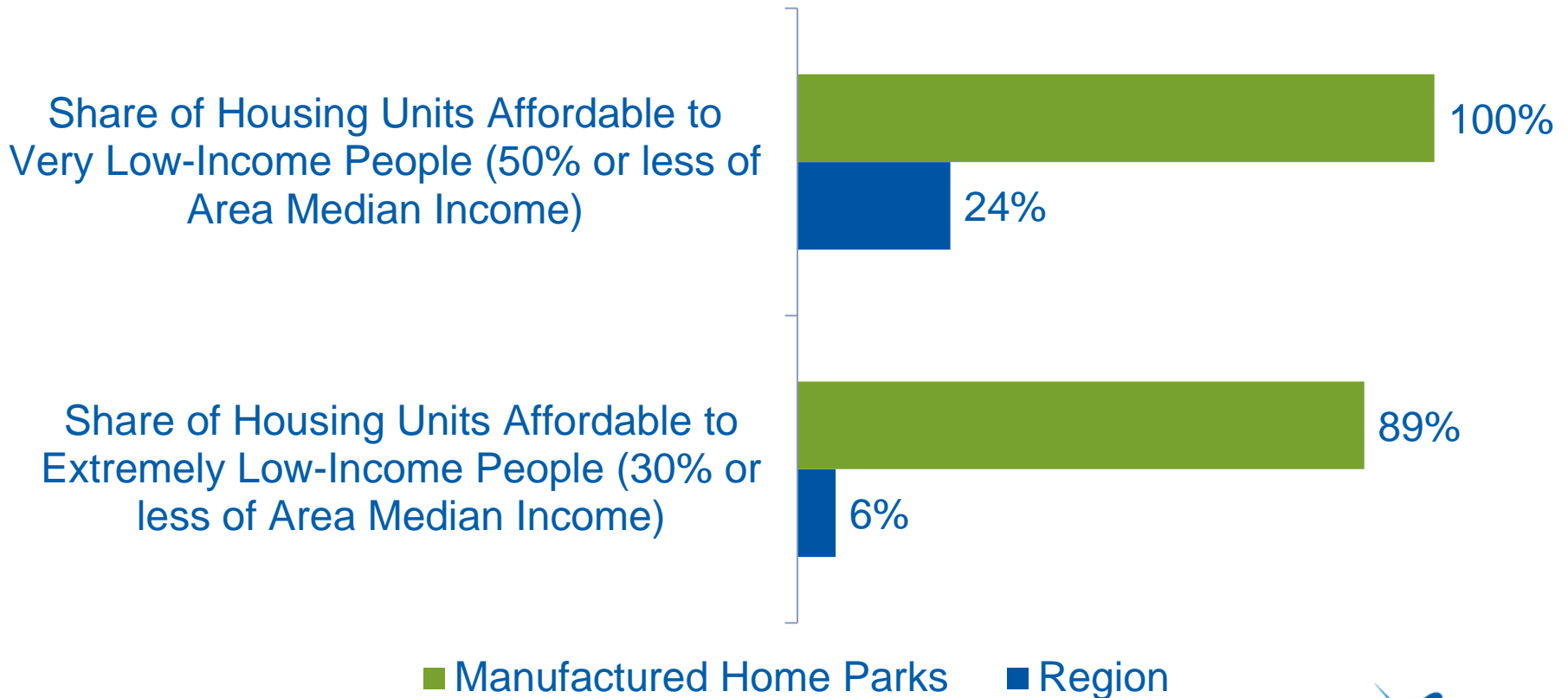
Why MHP Preservation Matters

Often overlooked as affordable housing option & is largely unsubsidized



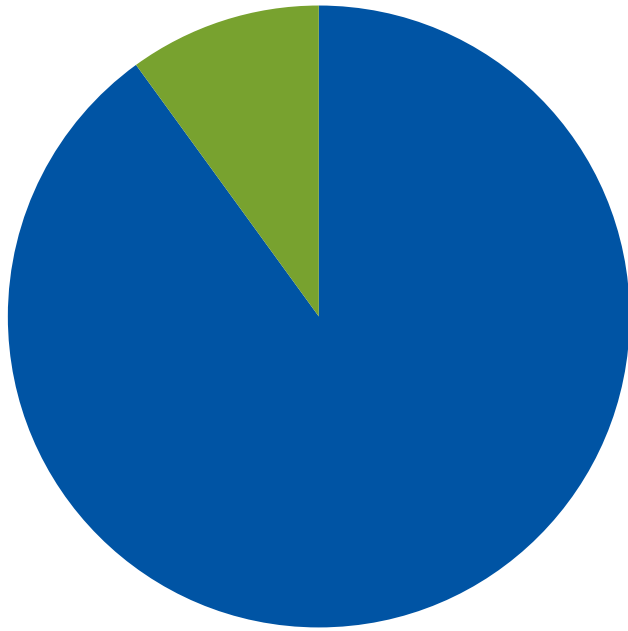
Why Park Preservation Matters

Affordable housing for the most economically disadvantaged

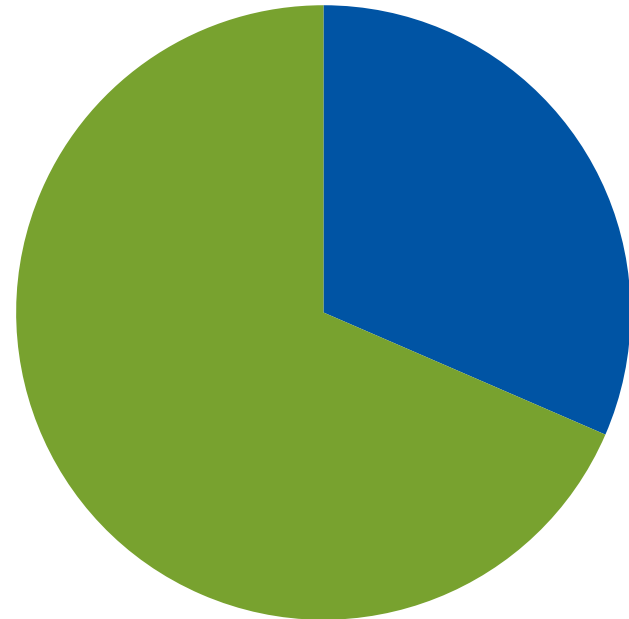


Why Park Preservation Matters

Closures can have Disproportionate Impact on Residents of Color

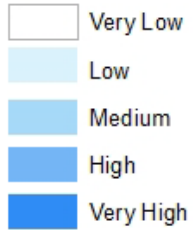


Households of color represented 10% of park residents in MN

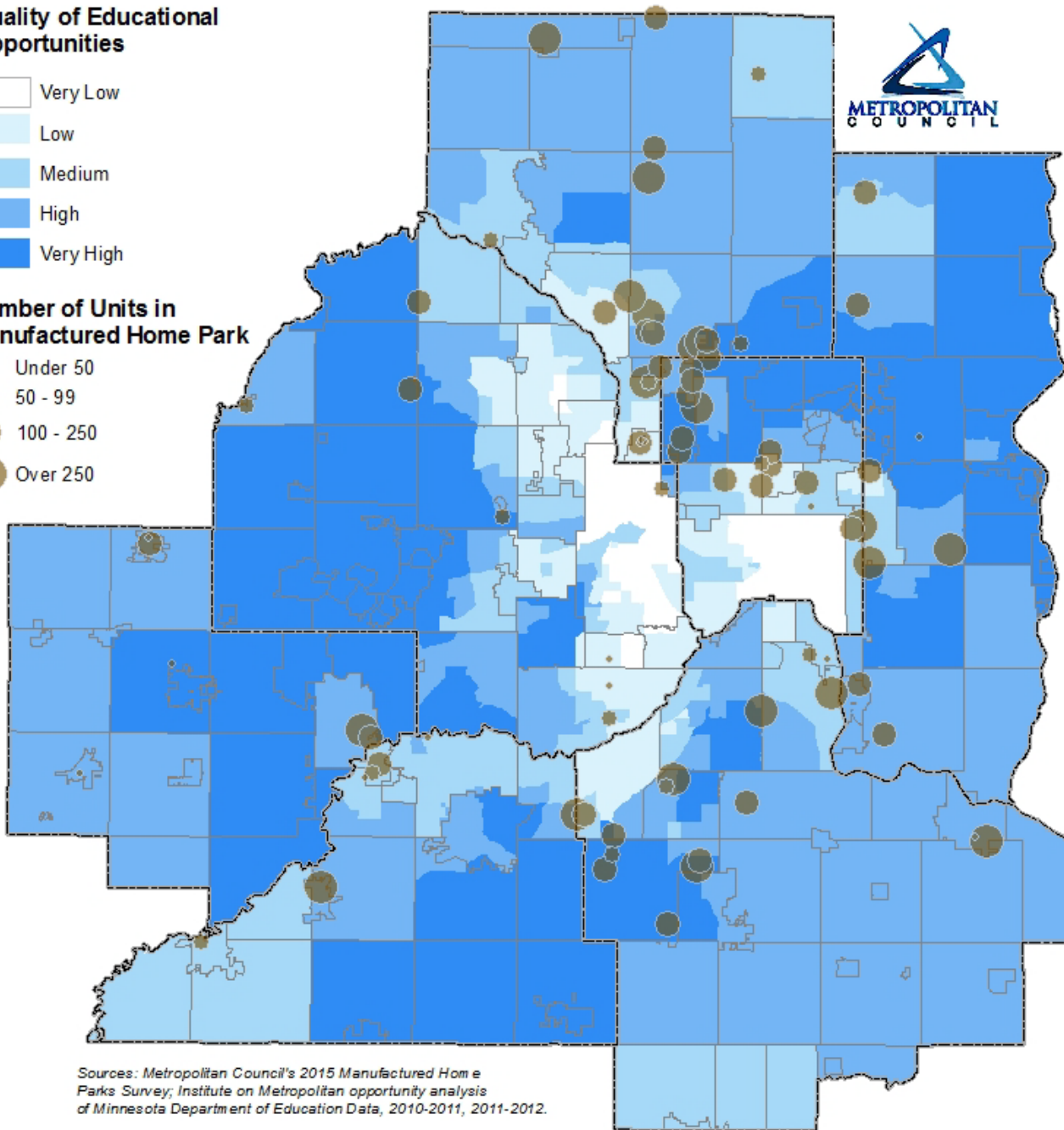
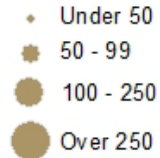


But represent 54% of Residents displaced in MN by park closures

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.

Pilot MHP Preservation Grant and Policy Considerations

Sewer Connection Is Expensive

Conservative Estimate of Connection Costs	Owner Cost
Regional SAC (\$2,485 per lot/pad, *200 lots)	\$497,000
Local SAC charge (\$1,500 per lot/pad)	\$300,000
MHP infrastructure costs	\$150,000
Decommission on-site treatment system/facility	\$150,000

Park Total* \$1,097,000
Estimate of \$5,485 / Lot

Pilot MHP Preservation Grant

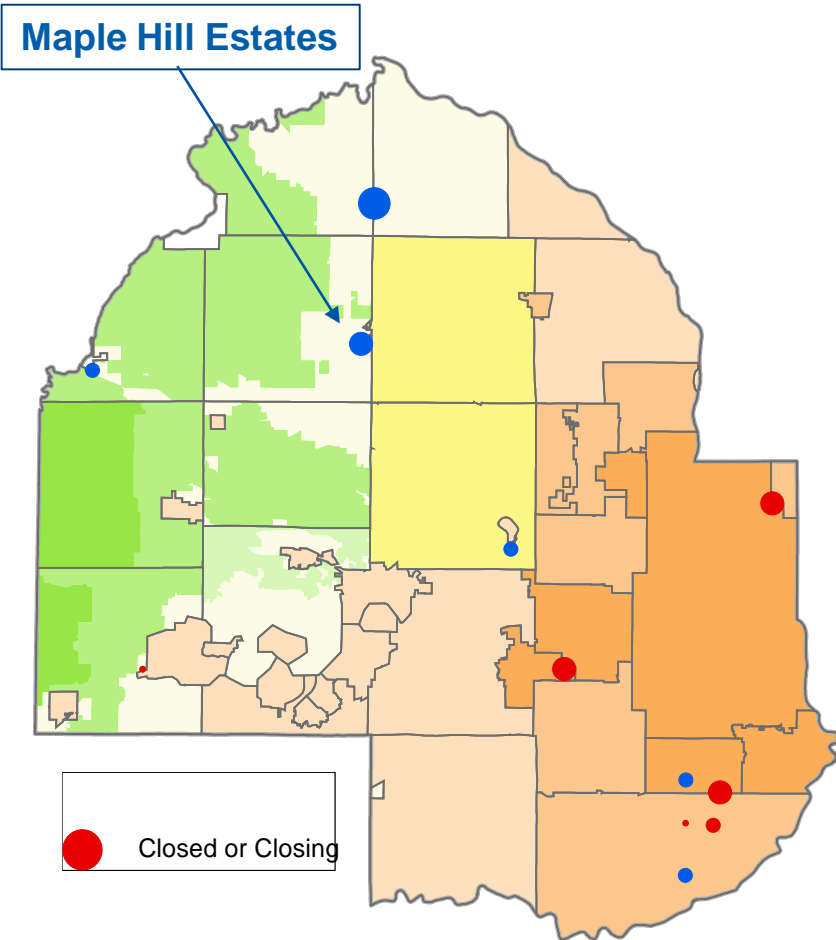
Grant 50/50 Match Regional SAC

- 3 MHPs were eligible
- Readiness to connect, local support, access to opportunities
- Continue to operate as a MHP
- No unreasonable lot rent increase to residents

Award to Maple Hill Estates in Corcoran

- ~\$235K Awarded to Maple Hill Estates in Corcoran
 - Eligible for SAC Deferral over 10 years

Pilot MHP Preservation Grant



Pressures on MHPs

Hennepin County

- ½ of MHP closures in region since 1990
- 6 MHPs remain; Maple Hill is 2nd largest in the County

Maple Hill Estate - Corcoran

500 Residents, including 117 children

- Keeps residents connected to the opportunities offered by their community
- Viable housing options to live in community of choice

Maple Hill Estates - Corcoran



Image: Mobile Hope

Affordable Housing

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

Access to opportunities

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

Environmental Stewardship

- Improved water quality
- Near high-quality Regionally Significant Eco Area /Wetlands

MHP Report – Policy Considerations

**Expand SAC
Deferral for MHPs**

**Work/collaborate
with agency
partners**

**Encourage Comp
Plan to address
MHP Preservation**

**Evaluate MHP Pilot
Grant Program**

**Evaluate MHP SAC
discount**

**Explore potential
LCA eligibility**

**Explore options for
private I/I or
investing in an
infrastructure fund**

Expand MHP Pilot

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