Strategies for Preserving and Strengthening Manufactured Housing Communities
This is a trailer park

• “Trailer Park” by Sutton, Berens and Culler, toured urban neighborhoods in the Summer of 2003.
This is multi-family housing!
Overview of Manufactured Housing Communities

• In many parts of the U.S., manufactured housing is the least expensive kind of housing available without a government subsidy.

• As of 2018, more than 20 million people in the U.S. lived in manufactured homes. Sources: U.S. Census Bureau and Manufactured Housing Institute.

• Approximately 1/3 of all manufactured housing units in the U.S. are located in manufactured housing communities in which the homeowners rent the land underneath their homes.
Common Problems for Residents of Manufactured Housing Communities

• Rent increases
• Closures and displacement
• Egregious rules and predatory rule enforcement
• Substandard maintenance and/or services
• Predatory leasing
• Predatory sales and financing
Trends Threatening Housing Security for Manufactured Housing Community Residents

• Corporate/investor ownership

• Closures due to
  • (Re)zoning
  • Gentrification
  • Redevelopment
  • Land speculation
Existing Regulation

• Inconsistent across the U.S.
  • 14 states have no protections in place
  • Other states’ regulations vary widely

• Examples
  • California’s Mobilehome Residency Law
  • Washington’s Manufactured/Mobile Home Landlord Tenant Act
  • Florida’s Mobile Home Act
  • Arizona’s Mobile Home Park Residential Landlord Tenant Act
Litigation Strategies

• Types of claims
  • Statutory (state-specific)
  • Contract
  • Fair housing
  • Consumer protection
  • Other common law

• Case examples
Policy Advocacy Strategies and Community Organizing

- Rent fairness (rent control ordinances/rent review boards)
- Zoning protections
- Comprehensive plan amendments
- Moratoriums (Snohomish County example)
- Relocation assistance
- Ownership transfers to preserve affordability
- Community organizing best practices
Ownership Transfers to Preserve Affordability

- Ownership options
  - Residents
  - Land trusts
  - Nonprofits
  - Housing authorities

- Funding and technical assistance
  - ROC USA and similar organizations
  - California’s Mobilehome Park Rehabilitation and Resident Ownership Program