

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