

# INVESTING AND IMPROVING MANUFACTURED HOUSING

## AS AN AFFORDABLE HOUSING STRATEGY

Manufactured housing has been identified as an effective affordable housing option. The cost of construction is roughly half that of traditional stick built homes. Current HUD building code standards offer significantly higher quality than the ‘mobile homes’ of the past. Current design options more accurately reflect a typical single family home aesthetic. New funding has been made available through HUD’s **Preservation and Reinvestment Initiative for Community Enhancement (PRICE)** competition. Red River Regional Council and Red River Community Housing Development Organization (CHDO), are currently partnering to apply for funding to assist communities in Region 4 to improve existing mobile home parks, mobile homes, and to increase homeownership opportunities for lower income North Dakotans living and working in Region 4. We are actively seeking additional partners and support for this effort. Applications are due July 10, 2024



## The Possibilities

- ✓ Assist local co-ops, land trusts, or non-profits with technical assistance and financing to support acquisition of existing “mobile home parks” from disengaged owners.
- ✓ Support reconfiguring of existing “mobile home parks” to provide both rental pads and platted lots for permanently set manufactured or modular homes.
- ✓ Financial assistance for infrastructure improvements including water/sewer, paving, broadband, storm shelters, and playgrounds.
- ✓ Assist households with a disabled member to modify existing or acquire new accessible manufactured homes.
- ✓ Assist owners of manufactured homes with loans or grants to rehabilitate existing manufactured housing
- ✓ Assist with replacement of old or dilapidated manufactured homes (pre-1976).
- ✓ Assist with relocation costs.
- ✓ Assist with activities that increase safety, accessibility, resiliency, and energy efficiency.
- ✓ Provide down payment assistance to support homeownership of manufactured or modular homes.





# HUD'S GOALS FOR THE PRICE PROGRAM

- ✓ Increase the housing supply
- ✓ Preserve and revitalize manufactured housing communities
- ✓ Increase resilience to extreme weather, and accessibility for people with disabilities
- ✓ Promote homeownership opportunities through new and revitalized manufactured housing that will remain affordable

*PRICE is being administered by HUD under the rules of the Community Development Block Grant Program*

## RED RIVER PRICE PROGRAM PROPOSED APPROACH



**PLANNING.** Conduct region wide inventory of mobile home parks and units, and evaluation of condition and infrastructure. Work with local co-ops, land trusts, or non-profits to develop strategies to maximize the regional impact for PRICE investments.



**COMMUNITY OUTREACH & EDUCATION.** Engage with residents of "mobile home parks", cities, and service providers to identify needs and plan for quality, accessibility, public safety, and resiliency improvements to "mobile home parks" in the region. Assemble an advisory board including residents of manufactured housing to provide input and feedback on Red River PRICE priorities and effectiveness. Provide leadership training to advisory board members representing underserved populations. Offer home buyer education. Connect residents of mobile home parks with available support services in the region.



**LOCAL CONTROL.** Provide technical assistance, loans and grants to facilitate acquisition of mobile home parks by local co-ops, land trusts, or non-profits. Provide loans and grant funding for infrastructure, accessibility, public safety, and resiliency improvements to mobile home parks. Work with municipalities to explore and develop policies geared toward integrating modern, high quality manufactured and modular housing into their communities as an important part of their overall affordable housing stock.



**FOCUSED INVESTMENT.** Provide loans and grants for rehabilitation (post 1976 units) and/ or acquisition of replacement (pre 1976) units. Invest in extreme weather resiliency, energy efficiency, accessibility, and creating and maintaining safe, quality neighborhoods for residents of manufactured housing. Increase homeownership opportunities by providing down payment assistance to buyers of manufactured homes set on permanent foundations and financed with traditional mortgage loans.



# TELL US ABOUT MANUFACTURED HOUSING IN YOUR COMMUNITY



Is there a mobile home park in your community? \_\_\_\_\_

How many pads are there? \_\_\_\_\_

What is the current occupancy in the mobile home park? \_\_\_\_\_

Tell us about the condition of the mobile home park (streets, yards, infrastructure)? \_\_\_\_\_

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Tell us about the condition of the mobile homes? \_\_\_\_\_

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Is the mobile home park owned locally? If not, where is the owner located? \_\_\_\_\_

How many manufactured homes are owned by the occupants vs. rented? \_\_\_\_\_

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Is your community interested in improving conditions in the mobile home parks? \_\_\_\_\_

Is your community interested in learning more about how high quality, energy efficient manufactured and modular housing might increase homeownership opportunities and support workforce development efforts? \_\_\_\_\_

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## HOW YOU CAN HELP

- 1 Send in answers to the survey questions above
- 2 Provide a letter of support for the Red River PRICE application
- 3 Provide contact information for mobile home parks owned by absentee landlords

Send responses to Dawn Mandt at Red River Regional Council  
dawn@redriverrc.com | 516 Cooper Ave. | Grafton, ND 58237