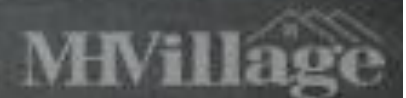


Development Fundamentals and Mobile Homes

October 20, 2020



Image: Engleside Mobile Home Park in Fairfax, VA





Definition

Manufactured home (Mobile home)

- Completely constructed in a factory setting
- Transported to the site, placed and affixed to a permanent foundation, and connected to utilities
- Very rarely ever moved again
- Built according to federal construction codes from Housing and Urban Development (HUD) and promulgated by DHCD in Virginia.
 - Prior to 1976, HUD had no regulations for manufactured homes—units built prior to this date are the “mobile” and “trailer” homes we typically think of.

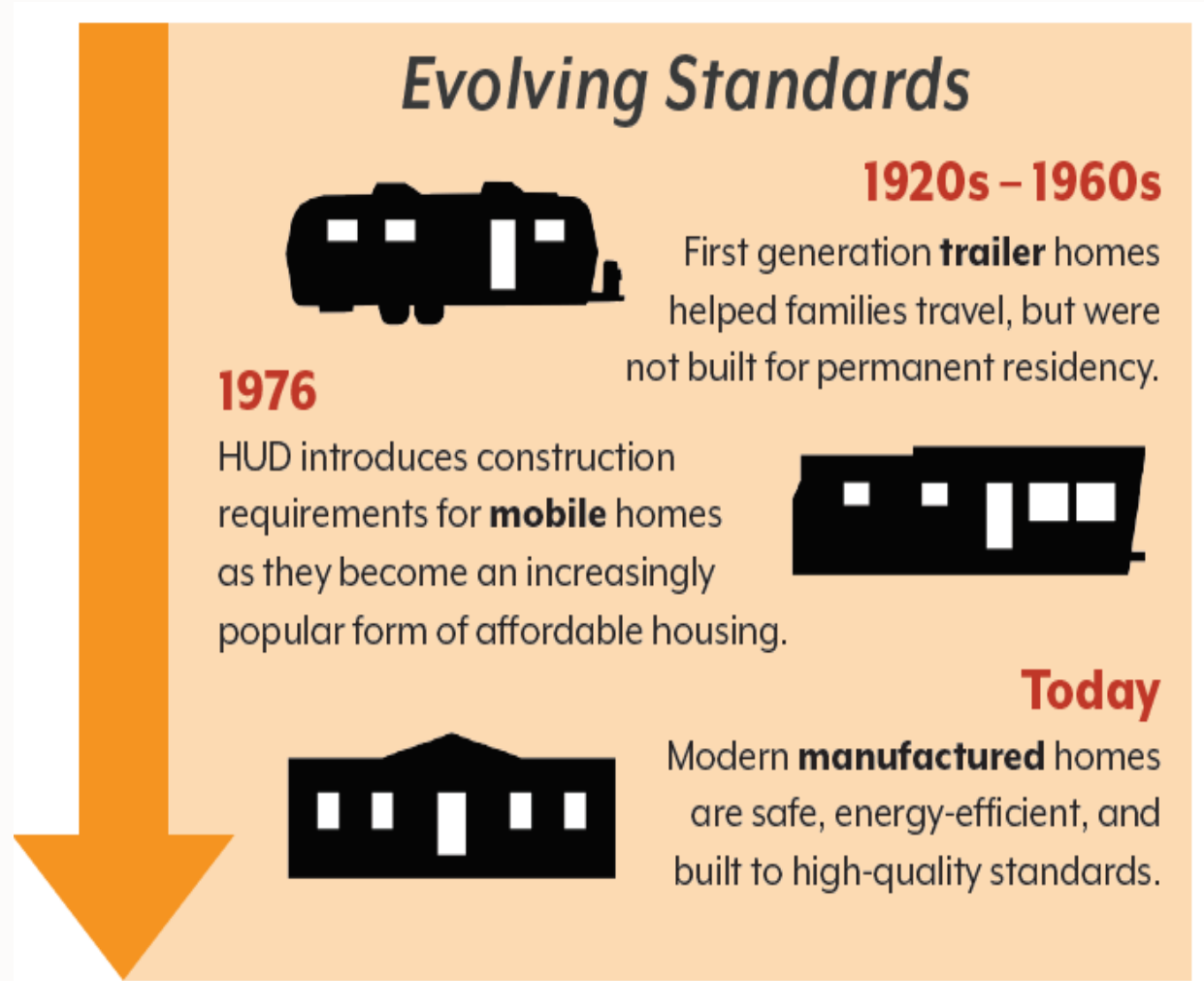
Modular home

- Built in factories, but are instead governed by local/state building codes
- Workers build large components (e.g., wall sections) in controlled settings, which are then transported and assembled at the home site.
- For this reason, modular homes offer greater design and size options, but at higher cost than wholly manufactured homes



Evolving Standards

- By the 1970s, approximately 2 million mobile homes in the U.S., which is **3.1%** of the total housing stock
- By the year 2000, mobile homes occupied **approx. 8%** of the total housing market
- In 2016, it was estimated that this figure has declined to approximately 6.3%, or 8.4 million homes.
- In Virginia (November 2016), approximately 184,000 manufactured homes, make up 5.4% of the total housing supply
 - Causes for the recent downturn in manufactured housing are a combination of local zoning restrictions and the limitations placed upon borrowers from higher-priced mortgages.





Manufactured Home Community

Manufactured Home Community (MHC)

- Over 350,000 Virginians live in manufactured homes creating communities known as mobile home parks.
- Virginia is home to over 600 manufactured home communities. Owners are not required to register their communities with localities or the state, so we don't have precise figures.

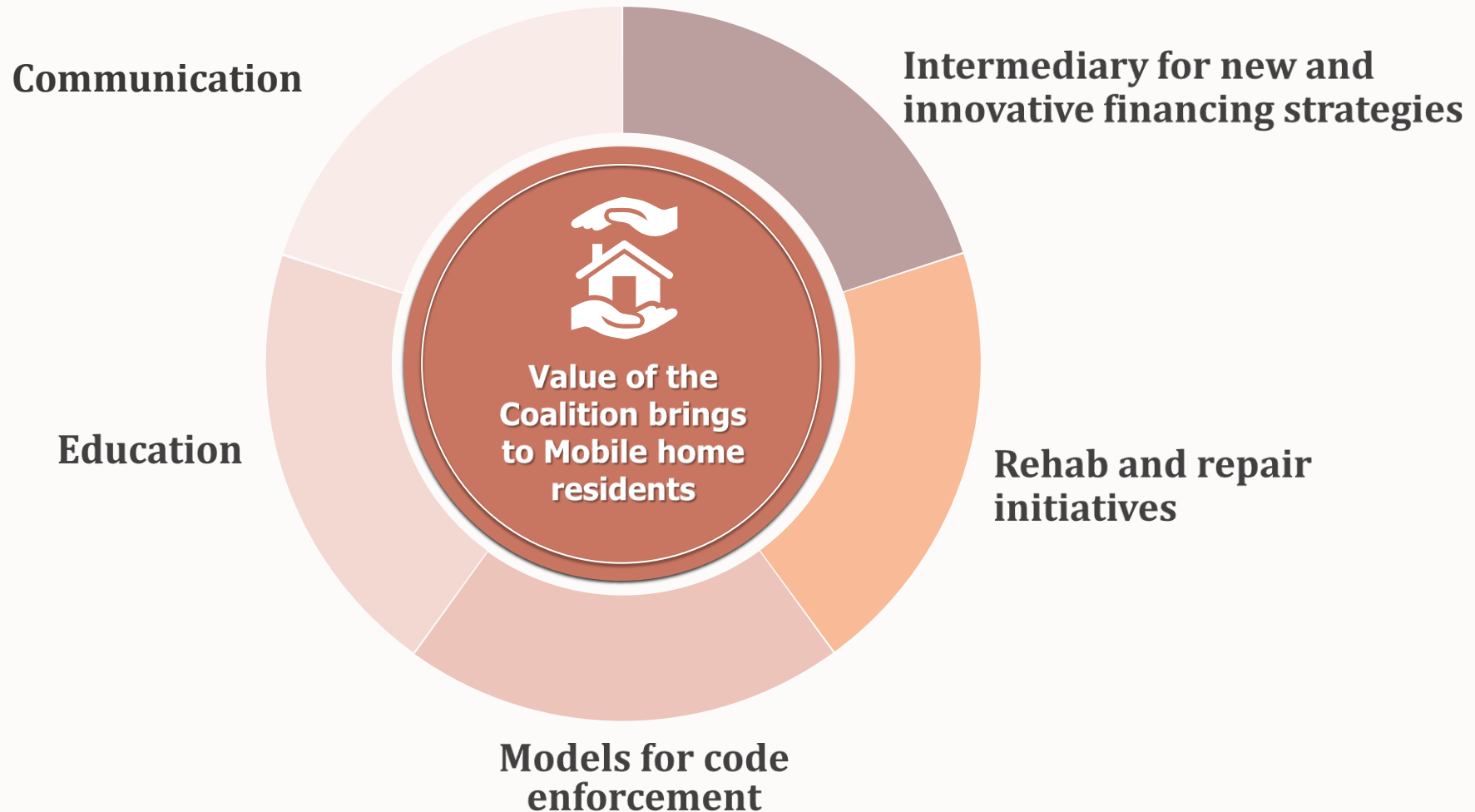
Traits of MHC

- The housing units are built in factories and installed on-site. These might be older “mobile homes” or newer “manufactured homes” that conform to federal safety and quality standards.
- Residents own their home and lease their lot from the community owner. With few exceptions, the land is owned by a private individual or corporation, who is responsible for community upkeep and maintenance. In some cases, residents may also rent their home.
- Although these communities provide affordable and accessible housing options, they rarely give residents the security and financial independence enjoyed by other homeowners.



Manufactured Home Community Coalition of Virginia

Manufactured Home Community Coalition of Virginia (MHCCV) is a statewide non-profit coalition of housing providers, legal aid attorneys, service organizations, and community groups.





Virginia State Legislation (1/2)

Virginia Department of Housing and Community Development (DHCD)

- DHCD administers Virginia's state building codes and regulations including:
 - Property Maintenance Code & the Manufactured Housing Transaction Recovery Fund Regulations (MGTRFR)
- DHCD acts as the State Administrative Agency for HUD: investigating complaints against Virginia Manufacturers
 - Issuing licenses to anyone who manufactures or sells manufactured homes in VA
 - Supporting a Governor-appointed Board to hear complaints against licenses.

Tenants' rights (1/2)

- The Manufactured Home Lot Rental Act (MHLRA) covers the lease of manufactured home lots in mobile home parks
- Facilities must be built on a permanent chassis and have plumbing, heating, electrical, and other utility systems in mobile homes
- The landlord must offer a tenant a lease of at least one year, but the lease does not have to be for a year.



Virginia State Legislation (2/2)

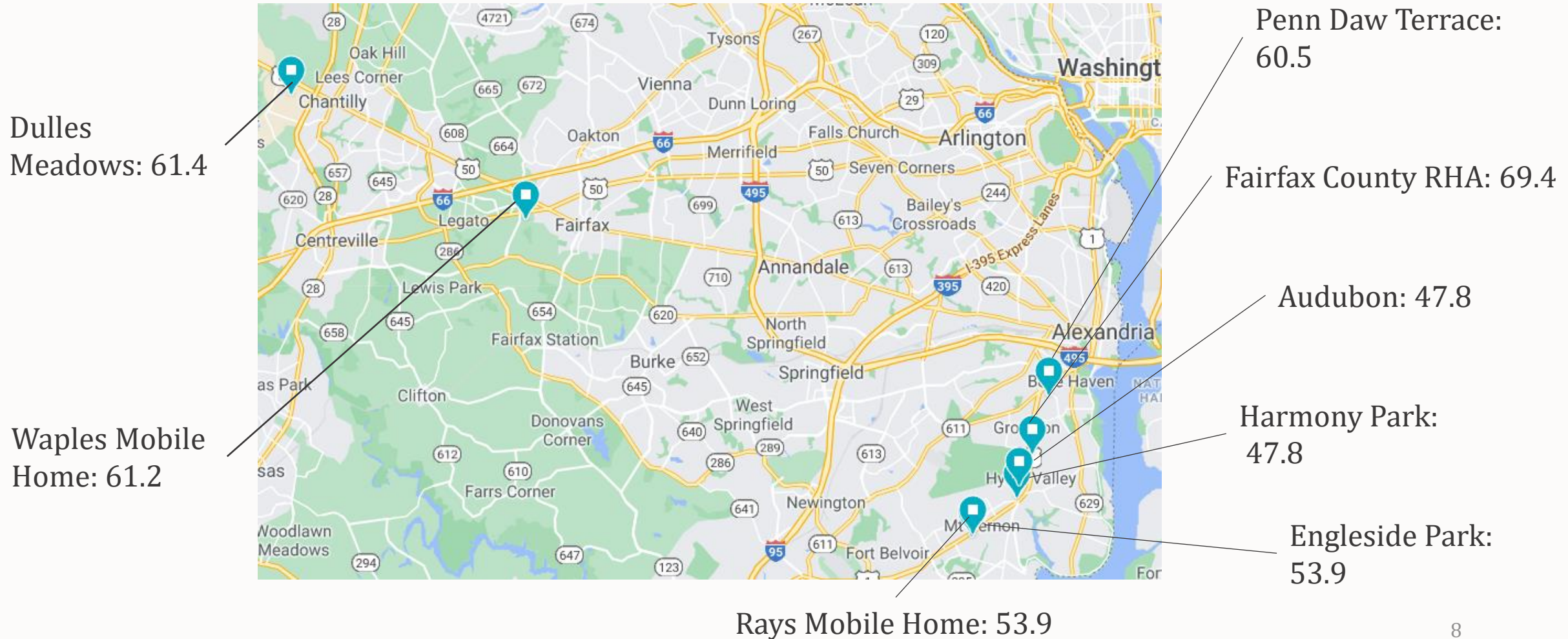
Tenants' rights (2/2)

- A one-year lease will be automatically renewed for another one year with the same terms unless the landlord gives written notice to the tenant of any changes in the lease at least 60 days before the lease ends.
- Security deposits can't exceed two months' rent; the deposit must be returned, or an explanation of why it's being withheld must be given, within 45 days after the lease terminates.
- Landlords that are covered by the MHLRA can only evict a tenant for certain reasons and at certain times.
- The landlord may only evict the tenant for:
 - late or non-payment of rent;
 - violations of certain building codes;
 - violations of certain laws;
 - violations of rules or lease terms that affect health, safety, or welfare of the landlord or others; or
 - if the tenant has 2 or more violations of any lease provision or rule within a 6 month period.



Healthy Places Index (HPI) in mobile home parks in Fairfax County

The HPI reflects a neighborhood's performance: education, economic and other household resources, housing, transportation, air quality, and healthcare (Range: 0 to 100)



Sources

- The Virginia Nonprofit Housing Coalition, *Manufactured Housing Communities: Understanding the Conditions, Challenges, and Opportunities*, 2016. 11
- Virginia Legal Aid Society, *Mobile Home Ownership and Lot Rentals*
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