

## Manufactured Housing Task Force

### Questions and Comments Received as of January 3, 2022

#### Task Force Member Communication Protocols Between Meetings.

Suggestion - Send all questions/ comments to a staff person and the Task Force chair (s). Avoid using email that copies all task force members and using the “reply” all function.

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#### Task Force Mission.

We (and my company A. J. Dwoskin and Associates, Inc., that manages 4 mobile home parks) understand the concern about protecting mobile home park residents. While we understand the taskforce and certainly the affordable housing taskforce has focused on the ownership aspect of such parks, I would be equally if not more concerned that the parks be well managed both physically and financially for sustainability. Just like any other property of shared ownership, it is important that the residents feel safe and secure, that the property is well maintained and that reserves are adequately funded. Perhaps there should be some sort of required training or professional or jurisdictional certification offered to assist any ownership entity or park managers.

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#### Property Management - Community Management Certification Programs.

I came across the Accredited Community Manager program of the Manufactured Housing Institute <https://www.manufacturedhousing.org/acm/>

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“I guess the question for a community is should they have a 3<sup>rd</sup> party community/property manager as it is a lot for folks to do self-management even if the funds are available. I wonder if some of our nonprofit advisors have some thoughts about how to provide technical community management support too.

I think there several aspects to community management success .... having...1) a well-educated community governing Board (MoCo started a required training for anyone who is on a Community Board for a Homeowners Association), 2) appropriate governance documents for the community 3) a property manager with operational and financial expertise among other considerations (most have some sort of certification). I know our company (AJ Dwoskin and Associates) does 2 and 3 for the property owners as community/property managers. Our mobile home parks are privately owned of and do not have an established “community board” with resident representation.

I have a lot more questions than answers...for example should pad sites be cooperatively owned vs individually owned. If they are individually owned what oversight can a community board have? What if someone what to stockpile their work equipment in their front yard? I think a lot of though must go into our discussion.... most of our mobile home parks are non-conforming and while we have individual pad sites, we do not have distinct lots, nor could we ever meet the standards to create a subdivided community.

I will do a little bit of homework and see what I can find out about the program you referred to and the other issues. I do think it would be interesting to learn about case studies to inform our recommendations.”

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“I checked with our Residential Operations/Community Directors. They both have Accredited Residential Manager (ARM) certifications. The certification is offered by IREM./Institute of Real Estate Management. They are going to look into the Manufactured Homes Community Certification Program you found and also perhaps send our on-site managers to it.

Just as an add-on to my earlier comments. I believe that all 3 of our onsite managers live in the mobile home community they manage...Hence they are sensitive to the residents. I know one of our managers is Hispanic and one assistant manager is Hispanic. Also, one of our Residential Directors is Hispanic and the other is African American. We manage 4 mobile home parks, 3 in Prince William County, and 10 working class apartment communities.

Also, I spoke to my friend who is an affordable housing expert. She told me that MoCo only has one mobile home park left. She also told me that her experience with an affordable community that was self-managed in MoCo did a very poor job and forced into bankruptcy. The good news is it was sold to a non-profit who took over the ownership and management. She also mentioned to me that Habitat for Humanity might be a good nonprofit to explore for manufactured home communities. I know they have helped some of the mobile home residents in Prince William Co. with home repairs. Funding for home repairs is going to be key to maintain livable sustainable communities

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### **Manufactured Homes & Zoning.**

I don't know if you saw this WSJ article about manufactured homes. It would be good to know if zoning in Fairfax County allows manufactured homes. They could be a potential replacement for households who have mobile homes in need of extensive maintenance. It would be great if the county would create a coordinator position to support and promote eventual replacement of trailer homes.

<https://www.wsj.com/articles/home-prices-are-surg-ing-the-manufactured-housing-industry-sees-an-opening-11637490602>