

Metropolitan Council

Meeting date: June 8, 2016

Subject: Manufactured Home Park Equity Grant Report

District(s), Member(s): ALL

Policy/Legal Reference: N/A

Staff Prepared/Presented: Freya Thamman, Planning Analyst (651-602-1750) and Jonathan Stanley, Planning Analyst (651-602-1555)

Division/Department: Community Development / Local Planning Assistance / Regional Policy and Research

Proposed Action

None. Information and discussion only.

Background

In early 2015, the Council's Equity Implementation Team put out a call to staff to submit project ideas that demonstrate how the Council can make progress toward its equity commitments in *Thrive MSP 2040*. Among the selected proposals was the Manufactured Home Park Preservation Pilot, which comprises two parts. The first is a baseline report that examines the role manufactured home parks play in the region, the threats they face, potential strategies for their preservation, and how the Council's policies and functions interact with this unique form of affordable housing. The second is a pilot effort—using a 50/50 Sewer Availability Charge (SAC) match structure for up to \$250,000 in Council funds—aimed to help defray the cost for one manufactured home park to connect to the regional wastewater treatment system in exchange for commitments from the park owner (e.g., a commitment to continue operation or to limit or spread out rent increases such that tenants do not bear the full cost to connect). Three eligible applicants (cities of Corcoran, East Bethel, and Lake Elmo) have a manufactured home park that meets the key readiness criterion. An application period and grant selection will occur over summer.

This presentation will provide an overview of the report and the grant application criteria and allow an opportunity for Council discussion of both.

Rationale

Thrive commits the Council to use equity as a lens to evaluate its operations, planning, and investments and explore its authority to use its resources and roles to mitigate the place-based dimension of disparities by race, ethnicity, income, and ability. Manufactured housing is an important and often overlooked affordable housing asset in the region, providing a home to more than 14,000 households. In addition, the manufactured home parks in which these homes sit are geographically dispersed, often allowing residents access to high quality schools, job opportunities, transit and transportation networks, and regional parks. Manufactured home parks in the region, however, face threats such as redevelopment or closure due to inadequate or failing infrastructure (including the use of on-site wastewater treatment systems). Communities of color disproportionately feel the impact of the closure of manufactured home parks. The further loss of affordable housing poses serious threats to regional equity.