



Vermont Manufactured Home Resources



AGENDA

- Background on VHFA & MH in Vermont
- MH Programs/Resources in Vermont:
 - Vermont Housing Finance Agency
 - Vermont Housing and Conservation Board
 - Agency of Commerce and Community Development - Department of Housing & Community Development
 - Agency of Natural Resources - Department of Environmental Conservation
- Questions / Contact Information

About Vermont Housing Finance Agency

- VHFA was created in 1974.
- Quasi-Governmental - Created by the legislature but does not receive operational state appropriations.
- Homebuyer Mortgage Programs - Over 30,000 homeowners supported through.
- Rental Housing Programs - Financed over 9,000 affordable apartments statewide through a combination of Low-Income Housing Tax Credits and Loans.
- Housing Policy, Data & Research – including Statewide Housing Needs Assessment.



Background

Each State Housing Finance Agency is Different:

- In Vermont, housing funding is disbursed across a few agencies:
 - Vermont Housing Finance Agency
 - Loans & Bonds
 - Federal Tax Credits
 - State Tax Credits
 - Homeownership Programs
 - Vermont Housing and Conservation Board
 - State Appropriations
 - HOME
 - National Housing Trust Fund
 - Homeownership Programs
 - Department of Housing & Community Development
 - Community Development Block Grants
 - Vermont State Housing Authority
 - Housing Vouchers

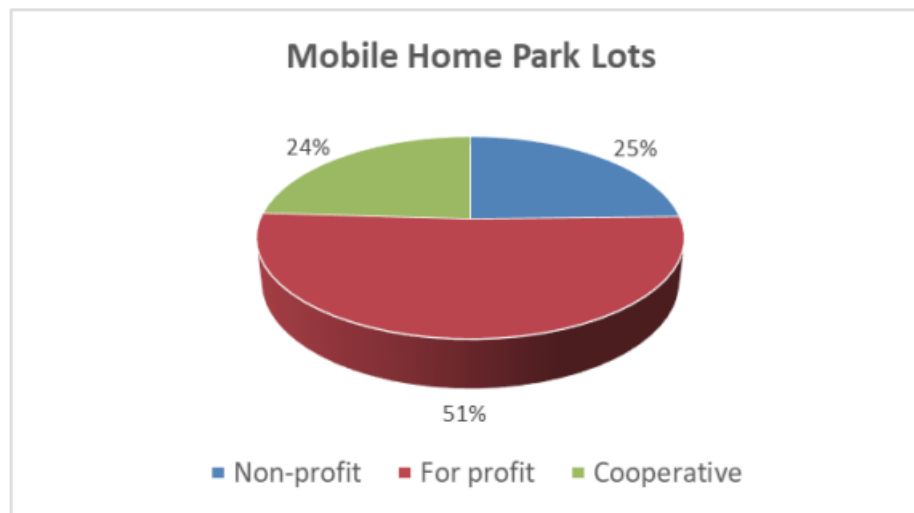


Background

- Manufactured homes make up more than 6% of all housing units in the state, which is roughly the same as the national average.
 - 1/3 of these are in a Manufactured Housing Community (MHC).
 - 2/3 are on owned or rented land not in an MHC.
- Lot rent
 - State median is \$370 per month.
 - 125 MHCs increased rent during 2022 by an average of \$17.
- Vacancy rate
 - 328 MHC lots vacant and available.
 - Statewide MHC vacancy rate of 4.6%.

Background

- Since 2011, 16 MHCs have been converted to Resident Owned Communities with assistance from the New England Resident Owned Communities program of the Cooperative Development Institute.



Background

- Vermont's MHC residents are also given protection under the law. The main rights protecting residents in VT statute are:
 - Ability to consider buying the park if it comes up for sale.
 - Mediation of certain lot rent increases.
 - The warranty of habitability.
- The DHCD contracts with the Champlain Valley Office of Economic Opportunity (CVOEO) Mobile Home Program to provide direct assistance to MHC residents throughout Vermont if they:
 - Receive a notice of intent to sell or close an MHC.
 - Lot rent increase eligible for mediation.
 - Experience habitability problems with the MHC.

Background

- University of Vermont has done a ton of work around MHs and MHCs:
 - GIS Mapping of MHCs around Vermont.
 - Publications:
 - [Rapid flood exposure assessment of Vermont mobile home parks following Tropical Storm Irene](#)
 - [A window into park life: Findings from a resident survey of nine mobile home park communities in Vermont](#)
 - [Inclusion of Mobile Home Parks in Vermont Emergency Planning](#)

Background

- There are strong advocates for MH in Vermont.
- There are multiple active statewide MH groups that help to push programmatic changes and increase funding to support MHs & MHCs:
 - Manufactured Housing Subcommittee of Housing & Homelessness Alliance of Vermont
 - Manufactured Housing Funders Group

Vermont Housing Finance Agency

- Direct Loans to MHCs
- Participation Loans to MHCS
- State Homeownership Tax Credits
 - Champlain Housing Trust Manufactured Downpayment Program

Direct Loans to MHCs

- VHFA directly lends to MHC for:
 - Refinance
 - Cooperative Conversion
 - Infrastructure Repairs
 - Additional Advances
- Loans can be for construction or permanent financing.
- We are flexible in working with other programs such as USDA RD.

Participation Loans to MHCs

- VHFA works with local lenders or ROC USA to invest in park conversions to resident owned cooperatives.
- Loans can be for construction or permanent financing.
- The participation loan to ROC USA for a 10-year loan term and a 30-year amortization.

State Homeownership Tax Credits

- A non-profit entity applies for tax credits and disperses benefits to their applicants. The resulting projects need to remain perpetually affordable.
- Can be used to do:
 - Unit Replacement
 - Down Payment Assistance
 - 2nd loans
- [Champlain Housing Trust Manufactured Downpayment Program](#)

Vermont Housing and Conservation Board

- MHC Acquisition & Infrastructure Funding
- Manufactured Home Replacement & Infill Initiative

MHC Acquisition & Infrastructure Funding

- Vermont Housing & Conservation Board provides funding for non-profit and cooperatively owned MHCs for:
 - Capital and infrastructure needs
 - Park acquisitions
 - Feasibility for MHCs to explore the viability of projects
 - Consultant work to determine the overall needs of an MHC.
- Funding through HUD Economic Development Initiative - Community Project Funding Grants and general housing funds appropriated through the state of VT.

Manufactured Home Replacement & Infill Initiative

- VHCB funds can also be used with MHCs as rental development funds to purchase new, energy-efficient homes to be placed on vacant lots and used as rental housing.
- These homes help stabilize the community's cash flow, benefiting all residents, but they do require an experienced developer to navigate the property management requirements of rental homes.
- The program was started with COVID Funding through the American Rescue Plan Act.

Department of Housing & Community Development

- State MHC Registry
- Vermont Community Development Program-
Community Development Block Grants
- Manufactured Home Improvement and
Repair Program
- Rapid Response Mobile Home Infill Program

State MHC Registry

- The Vermont Department of Housing & Community Development has a staff person who runs a statewide registry of MHCs.
- Data collection and insights that many states don't have and are useful for discussion of needs at a legislative level.

Community Development Block Grants

- The Vermont Community Development Program administers HUD CDBG funding.
- Vermont's CDBG funding assists communities on a competitive basis by providing financial and technical assistance to identify and address local needs in a variety of areas including housing (Including MHCs)

Manufactured Home Improvement and Repair Program

- Partnering with the Vermont State Housing Authority to administer the program, and is offering assistance in three areas:
 - Park Improvements for Small-Scale Capital Infill: to assist park owners with small-scale capital needs to infill vacant lots and cover associated expenses up to \$20,000 per lot.
 - Home Repair Awards: to assist homeowners with covering the costs of repairing existing homes to prevent displacement.
 - Manufactured Home Foundation Awards: to help prospective and current homeowners to pay for a foundation and related expenses in preparation for siting a home, up to \$15,000.

Rapid Response Mobile Home Infill Program

- Partnering with the Vermont State Housing Authority to administer this program with the goal of:
 - Addressing the urgent need for affordable housing in flood-impacted counties.
 - Responding to the destruction and condemnation of MHs due to flooding in 2023 and 2024.
 - Providing a faster path to homeownership for displaced Vermonters.
- Impact / Anticipated Outcomes
 - Total of up to 250 units by the end of FY2026.
 - Provides a direct response to the housing shortage exacerbated by flooding.
 - Offers a faster solution than traditional funding avenues.

Department of Environmental Conservation

- Healthy Homes: On-Site
- Healthy Homes: Manufactured Housing Community

Healthy Homes: On-Site

- The Agency of Natural Resources received over \$15 million in American Rescue Plan Act (ARPA) funding to provide safe and reliable drinking water sources and wastewater disposal systems for Vermonters disproportionately affected by COVID-19 including individuals in MHs.
- This program will provide financial assistance to residential property owners, including owner-occupied multi-family properties with up to four units for the repair or replacement of failing or inadequate on-site water and/or wastewater systems.

Healthy Homes: Manufactured Housing Community

- The Healthy Homes Initiative Manufactured Housing Communities Program received over \$26 million in ARPA to provide clean and adequate drinking water, wastewater, stormwater, and drainage systems in MHCs.
- The funding can be used to complete a needs assessment, receive technical assistance, and cover construction costs necessary to implement water infrastructure solutions.

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