

Tenant Relocation Assistance Stakeholder Meeting with Mobile Home Property Owners/Managers/Developers Notes

05/19/2016

Zoning and Replacement Land

- The best solution would be to increase manufactured/mobile home zoning in city limits (especially on lots that are already served by utilities). This increase in supply would help with the issue of mobile homes that are built before 2000 being “too old” to move to a new park
- There are few remaining mobile home lots – not a lot of inventory in city limits
- Buda & Kyle have mobile home parks with available space, but are mostly only taking newer homes (no older than 10 years)
- Some kind of help from the City is needed to help households find replacement land because inventory is very limited. Look at City-owned property as opportunity to create new parks when old ones are undergoing redevelopment, or incentivize private market to provide the new park by zoning land and providing utility hookups. This may only be a temporary fix before this land is rezoned too.

Notice

- Some stakeholders said 120 days was enough notice for tenants, some said it was not

Potential Costs and Assistance Options

- Costs for buying a used mobile home approximated at \$28,000 for a model from 2000
- Typical moving costs were estimated between \$1,200-\$1,800 for a single-wide and \$5,800 for a double-wide. To move a home from San Antonio cost one stakeholder \$2,000.
- Prefer not to give last appraised value to household for a non-moveable home, but rather to let the resident sell the asset themselves
- In addition to the costs of moving a home, there are also costs associated with obtaining the necessary permits and utility hookups. Recommend streamlining permitting process to make it easier and less costly
- Defining a “comparable lot” for mobile home residents to relocate to would be difficult, especially since there are a dwindling number of lots available in the area
- Focus on goal of preventing homelessness due to displacement
- Do not seek to reimburse investors in lease-purchase or other seller financing agreements, but rather ensure residents have funds to help them relocate to a new home
- 70% MFI is appropriate for an income threshold for mobile home residents as well as apartment residents

- Low-interest financing to tenants with lease-purchase/rent-to-own agreements was discussed as an option
- RVs should be treated separately from mobile homes
- Consider different assistance amounts for owners and for residents in lease-purchase agreements
- Need to create a chart or table comparing the ordinances that were considered by City staff for easy reference

Issues associated with renting a mobile home or site

- Sometimes, a different party than the landowner owns the mobile home and leases it to the tenant; this party also leases the pad in the mobile home park
- Whether a mobile home in a lease-purchase agreement can be moved often depends on the specific contract
- For some tenants with lease-purchase agreements, the home may be able to be relocated and payments can continue