

MANUFACTURED HOUSING INFRASTRUCTURE FUND

HF 1282 (Koegel) / SF 1083 (Koran; Kunesh)

Manufactured home parks are the largest source of Naturally Occurring Affordable Housing (NOAH) in the state with over 45,000 units statewide.

Most manufactured home parks were developed fifty or more years ago. All infrastructure is privately owned. These systems are failing at an accelerating rate. Repair and replacement is costly and provides little return on investment.

Due, in part, to the deferred maintenance of infrastructure, manufactured home parks are closing at a growing rate. We lose about 100 homes sites of manufactured housing per year.

Preserving these communities can ensure their long-term affordability at minimum public expense. Infrastructure fund investments, when targeted toward nonprofit or resident ownership models, can sustain these communities in perpetuity.

Beneficiaries. Manufactured home parks disproportionately house retirees, veterans, disabled, and low-wage workers.

Cost. For a one-time investment of \$10,000 to \$20,000 per unit, these communities can be preserved in perpetuity.

An ongoing \$3 million base appropriation into the Manufactured Home Park Infrastructure Fund would help preserve an estimated 200 manufactured home park sites per year.



Infrastructure Fund History

- 2017** Fund is established
- 2018** Housing Infrastructure Bonds (HIBs) expanded to make manufactured home park infrastructure eligible use
- 2019** \$2 million one-time direct appropriation into the fund
- 2020** Minnesota Housing receives over \$5 million in funding requests. \$2.6 million is awarded to five parks (including two resident-owned parks and three privately-owned parks)