



Manufactured Housing Strategy

BCC Work Session
December 8, 2022

Today's Agenda



- **Background on Manufactured Home Communities (MHC) in Pinellas County**
- **Summary of MHC Strategy Steps to Date**
 - **2021 – Data collection and analysis, community surveys and developed preliminary recommendations**
 - **Stakeholder outreach and coordination (Florida Manufactured Home Association (FMHA), municipal partners, etc.)**
 - **BCC Work Session December 2021**
- **Review of program recommendations**

Factory Built Housing Types

Mobile home: built prior to June 15, 1976.

Manufactured home: constructed on or after June 15, 1976; meet HUD's Manufactured Home Construction and Safety Standards (the HUD code).

Modular home: constructed to the same codes as site-built homes; components are built in a factory and assembled on site on permanent foundations (no chassis).



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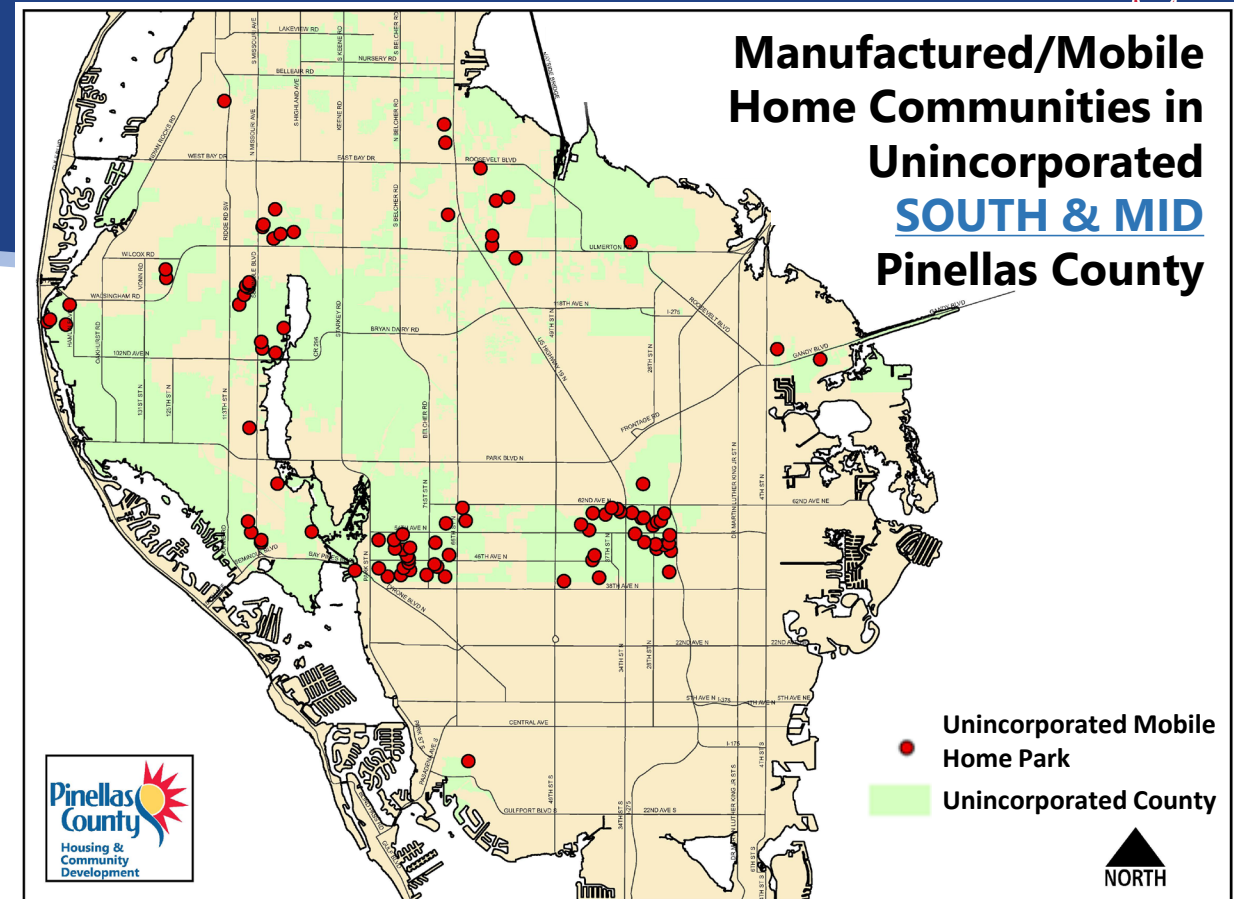
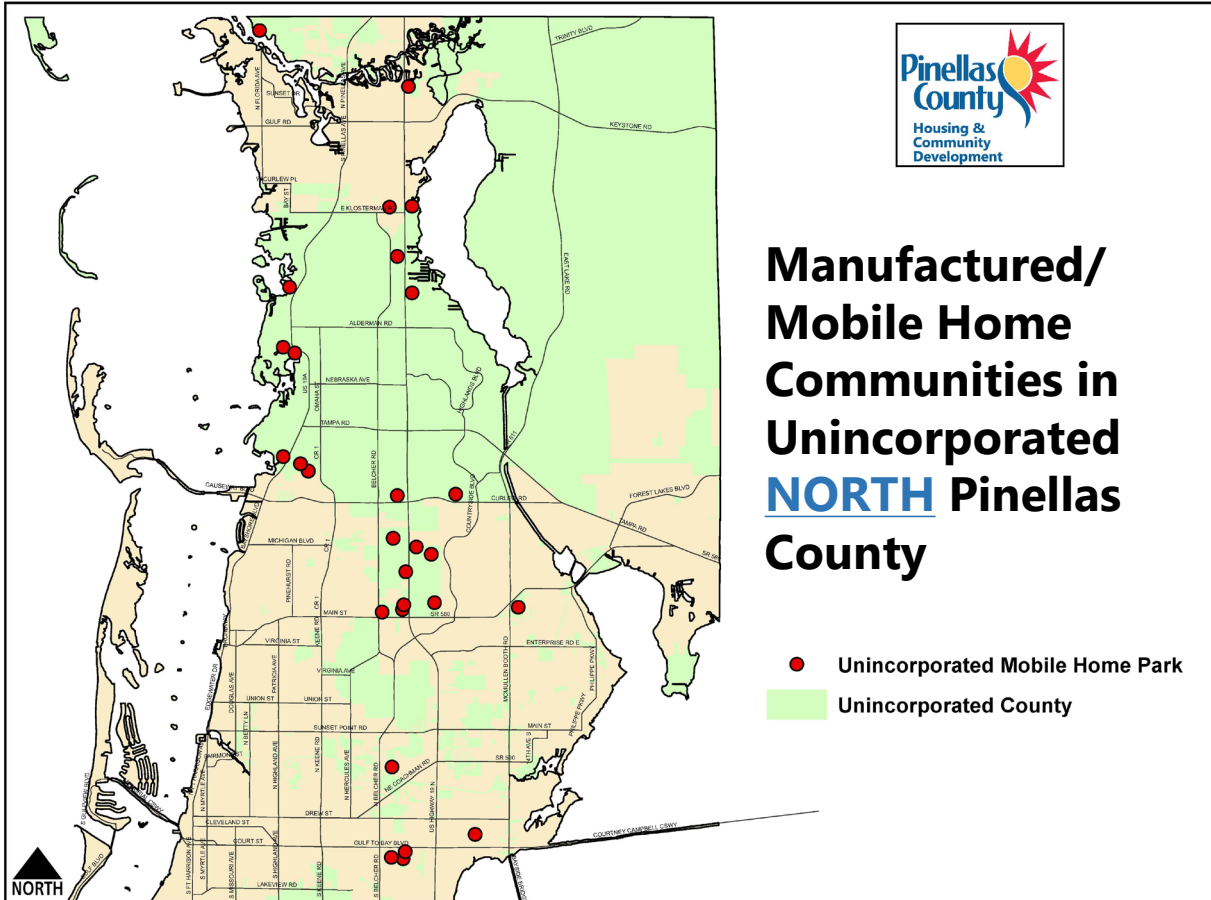
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MHCs in Pinellas County



- **~251 MHCs in Pinellas County and 122 in Unincorporated**
- **Approximate number of units in Unincorporated MHCs: 16,392**
- **Wide variety**
 - **Park size ranges from 12 to 645 spaces**
 - **Mix of demographics**
 - **Mix of ownership types**
 - **Condition**

MHC Distribution



MHC Park Distribution in Unincorporated Pinellas County

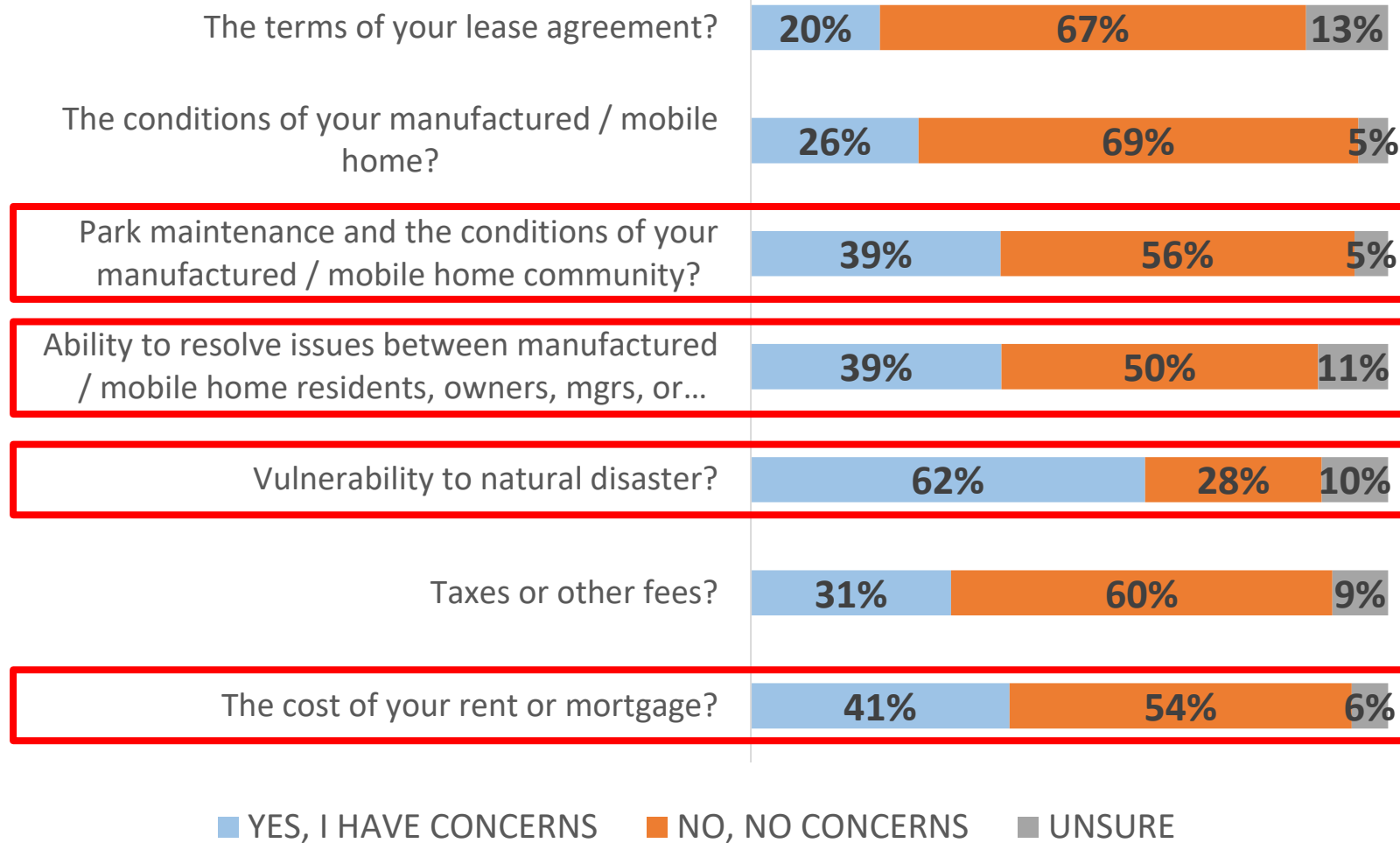
South	Mid	North	TOTAL
53	43	26	122

Community Input

- **Interviews**
 - **DOH, Code Enforcement, BDRS, FL Manufactured Housing Association, and more**
- **Presentations**
- **Surveys**
 - **Resident**
 - **Owner / operator**

PINELLAS COUNTY MHC RESIDENT SURVEY

Do you have concerns about any of the following topics in your MHC?
Please check the appropriate box for each of the following. (n = 177 respondents)



Leadership - Establish MHC Strategy Team



Housing & Community Development

Code
Enforcement

BDRS/CCLB

County
Admin

Utilities

Public Works

Human
Services

Responsibilities Include:

- Ongoing Coordination
- Program/Project Development
- Performance Metrics
- Annual Reporting
- Biennial Survey

Strategy Focus Areas and Recommendations



Restore Act infrastructure improvements



Growth and rising land values / rent



Disaster vulnerability



Addressing Substandard Conditions

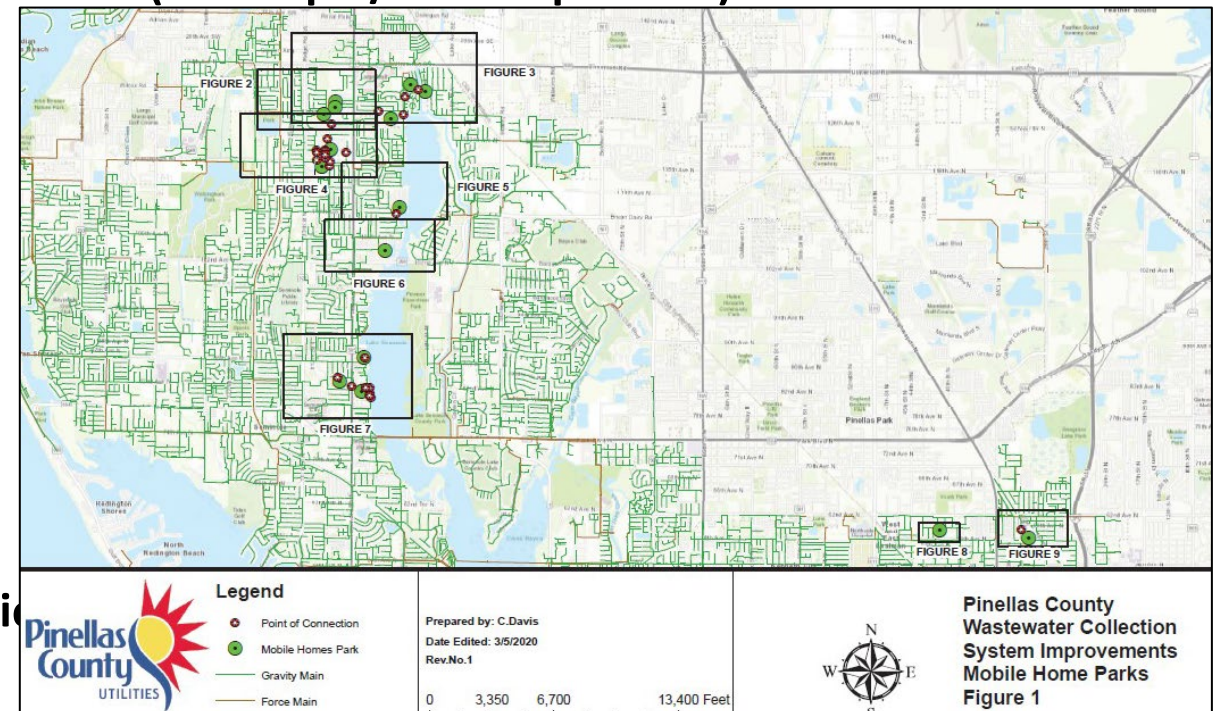


Management and contractor practices



Restore Act Water/Wastewater System Improvements

- **Project Description**
 - Eliminate I&I at private collection systems through replacement of private wastewater collection systems
 - First Phase - 14 Manufactured Home Communities (municipal/unincorporated)
 - Federally funded
- **Schedule and Timeline**
 - September 2022 Design NTP
 - December 2023 Design Completion
 - January 2024 Advertise for Construction
 - June 2026 Construction Completion
- **Project Budget**
 - \$2M Wastewater System Design
 - \$25M Wastewater System Construction
 - \$13.9M Water System Design and Construction





Land Development Code and Plan Updates



- **Program Goal – Improve compatibility of existing parks and outcomes from redevelopment**
- **Consider density bonus potential for park redevelopment**
- **Variety of uses allowed within existing parks**
- **Improved landscaping/screening standards to improve compatibility**
- **Explore mechanisms to increase potential use of non-conforming density**
 - **Improve neighborhood compatibility**
 - **Reduce risk from flooding/storm damage**
- **Incentivize retention of affordable units after redevelopment of existing parks**



Eviction Response Program



- **Program Goal – Provide coordinated assistance to residents facing eviction due to park closure**
- **County currently assists residents facing MHC park closures**
- **Propose a program to provide for emergency relocation assistance for tenants evicted due to a park closure**
- **Assistance could include**
 - **Resident outreach and counseling**
 - **Moving assistance**
 - **Food and other necessities needed immediately following eviction**



Disaster Tie Down Program



- **Program Goal - Increase the number of units made wind resistant to minimize damage from windstorms**
- **Manufactured Home Tie-Down Enhancement Program created under F.S. 215.559**
- **Potential augmentation of program with**
 - **Prioritization of parks that have not yet been serviced**
 - **Consideration of add-on improvements (carports, awnings, etc.)**



Addressing Substandard Conditions

- **Program Goal – Improve living conditions and unit longevity**
- **Emergency Grant Assistance**
 - **Health and safety repairs**
 - **Targeted at low-income residents, older units**
 - **Resolve code violations**
- **Rehabilitation Assistance**
 - **General rehabilitation**
 - **Energy efficiency**
 - **Targeted at units built post-1994**



Pride In Your Park Program



- **Program Goal – Increase owner/operator knowledge of local code requirements and available resources**
- **Owner/manager registration requirement**
- **Host biennial event and ongoing outreach providing access to information**
 - **Rules and regulations related to manufactured housing**
 - **Best practices for park management**
- **Conduct first Pride in the Park event**



Contractor Education Program



- **Program Goal – Increase contractor knowledge about manufactured housing repair**
- **Market friendly approach to build expertise and improve outcomes**
- **Developed in coordination with Florida Manufactured Home Association**
- **Continuing education courses focused on HUD code standards**
- **Best practices and approaches**

Next Steps



- **Host first Leadership Team meeting**
- **Begin development of contractor training program**
- **Prepare biennial survey – 2023**
- **Complete detailed program recommendations and budget**

Questions