



Manufactured Housing Strategy

BCC Work Session
September 16, 2021

- **Previous Pinellas County manufactured housing study in 2006**
- **Pinellas County Mobile Home Park Saver program**

A NEW WAY OF THINKING ABOUT HOUSING OPTIONS IN PINELLAS COUNTY

**A Report on Using Manufactured and Modular Homes
to help address Pinellas County's
Affordable Housing Crisis**



**Pinellas County Planning Department
October 2006**

Countywide Housing Strategy



Goal: To provide and link attainable **Housing to Transportation, Jobs, Schools, Workforce Training, Childcare and Services and Amenities.**

Components:

- **Advantage Pinellas Housing Compact**
 - **Regulatory Toolkit and Action Plan**
- **Pinellas Housing Summit**
- **Penny for Pinellas Housing Program**
- **Affordable housing development (AHD) code and regulations**
- **Community Development Grants (SHIP, HOME, CDBG, Trust Fund)**
- **Manufactured/Mobile Home Community (MHC) Strategy**

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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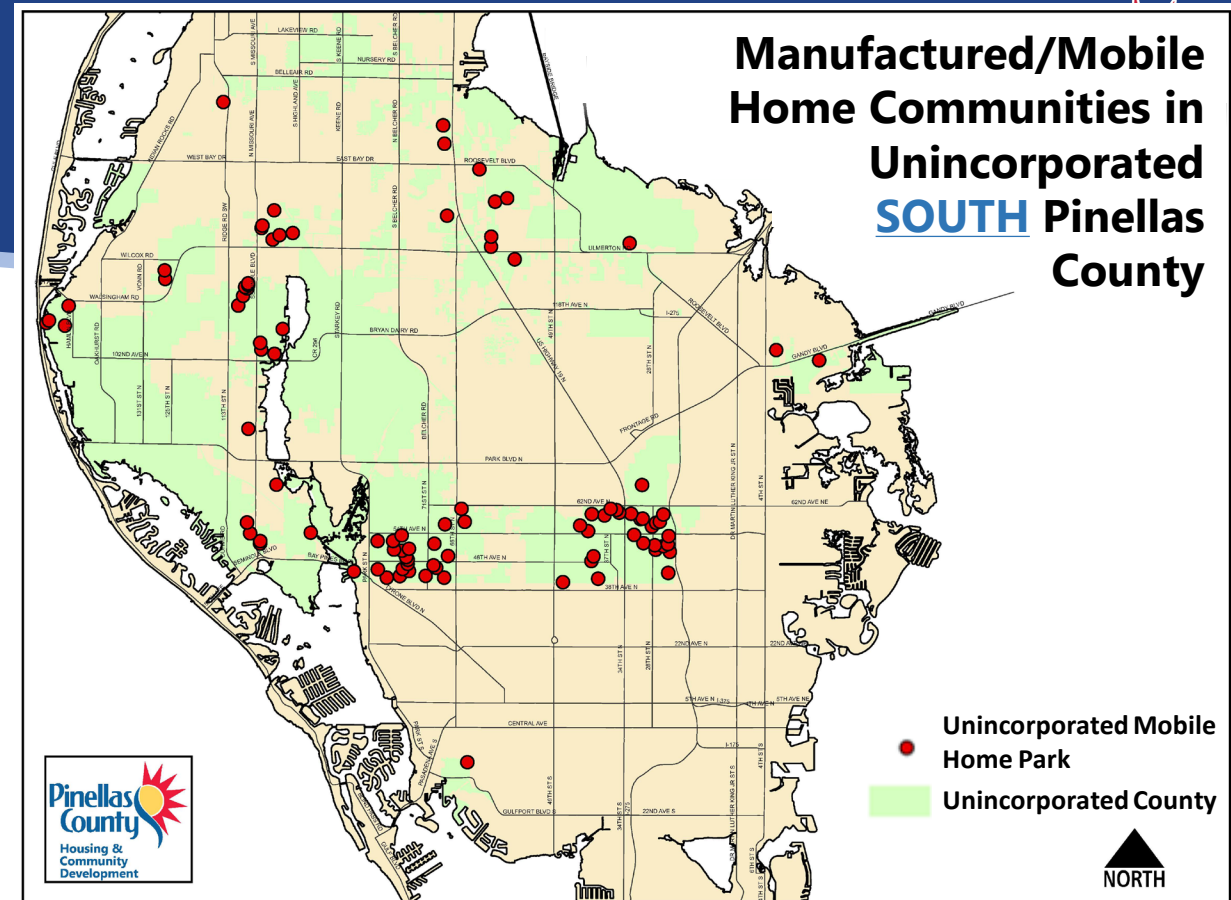
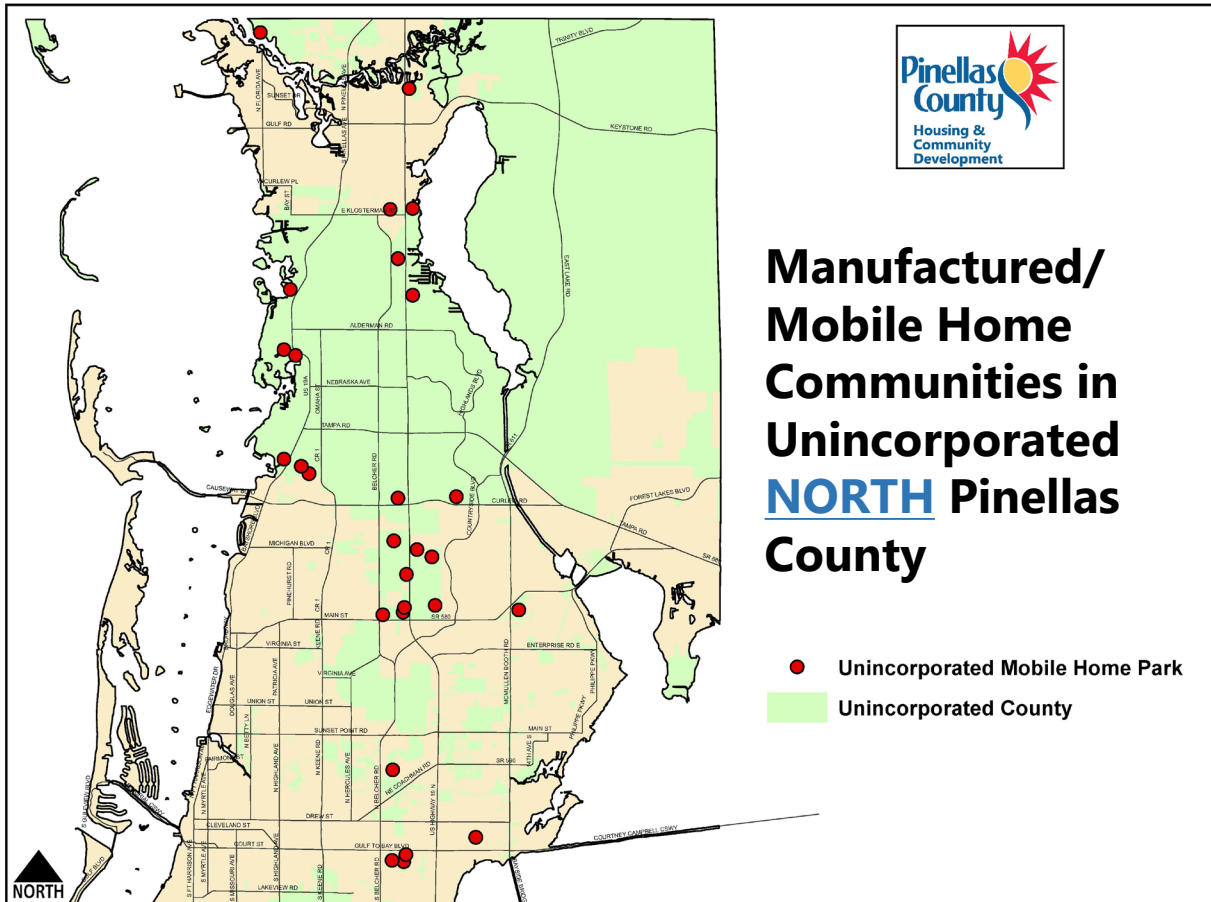
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MHCs in Pinellas County



- **~251 MHCs in Pinellas County and 122 in Unincorporated**
- **Approximate number of manufactured homes in Unincorporated MHCs: 16,747**
- **Wide variety**
 - **Park size ranges from 12 to 645 spaces**
 - **Mix of demographics**
 - **Mix of ownership types**
 - **Condition**

MHC Distribution



MHC Distribution in Unincorporated Pinellas County

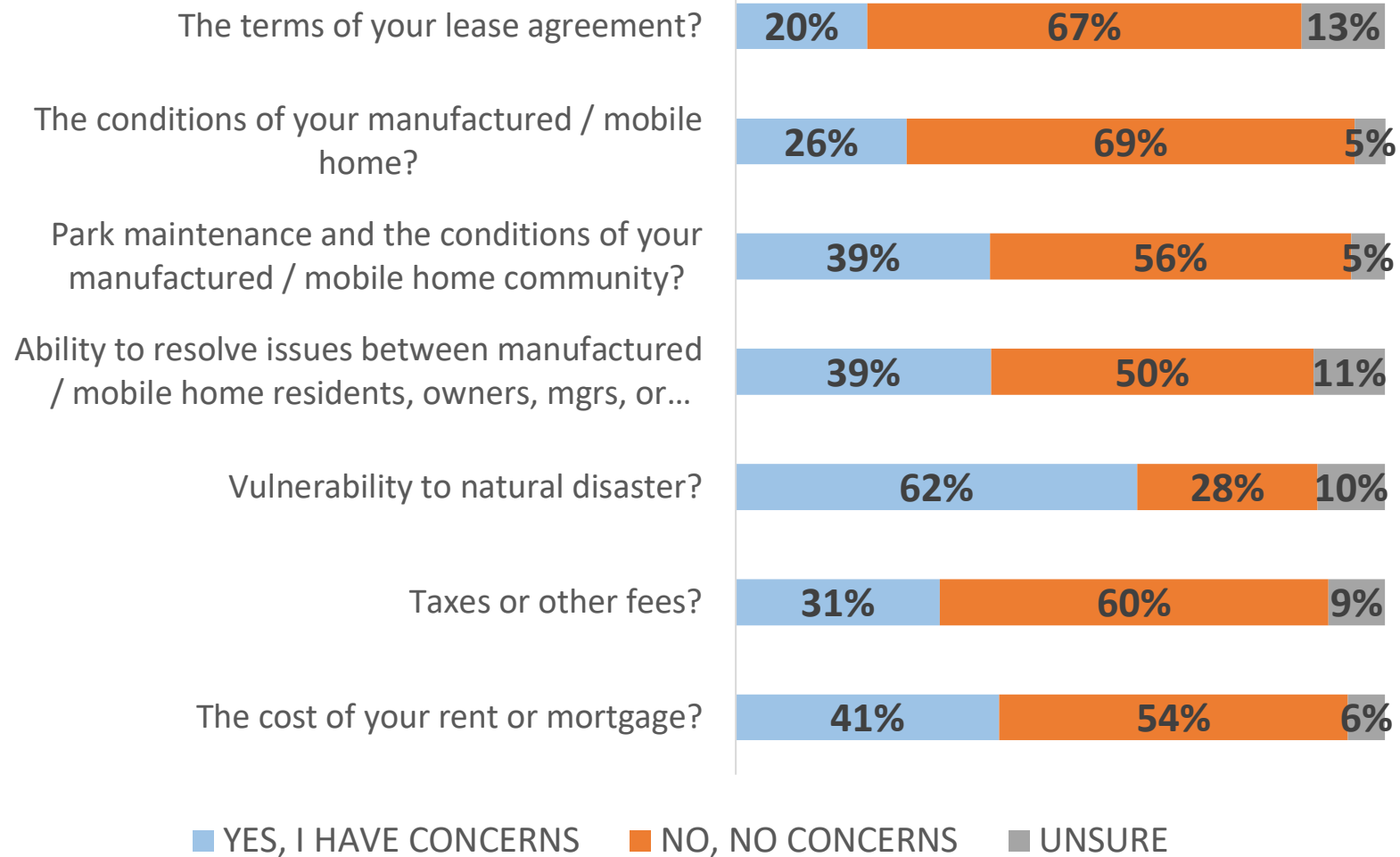
South	Mid	North	TOTAL
53	43	26	122

Community Input

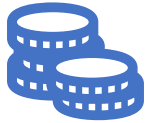
- **Interviews (12)**
 - **DOH, Code Enforcement, BDRS, FL Manufactured Housing Association, and more**
- **Presentations**
- **Surveys**
 - **Resident**
 - **Owner / operator**

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)



MHC Benefits



Affordability and efficiency



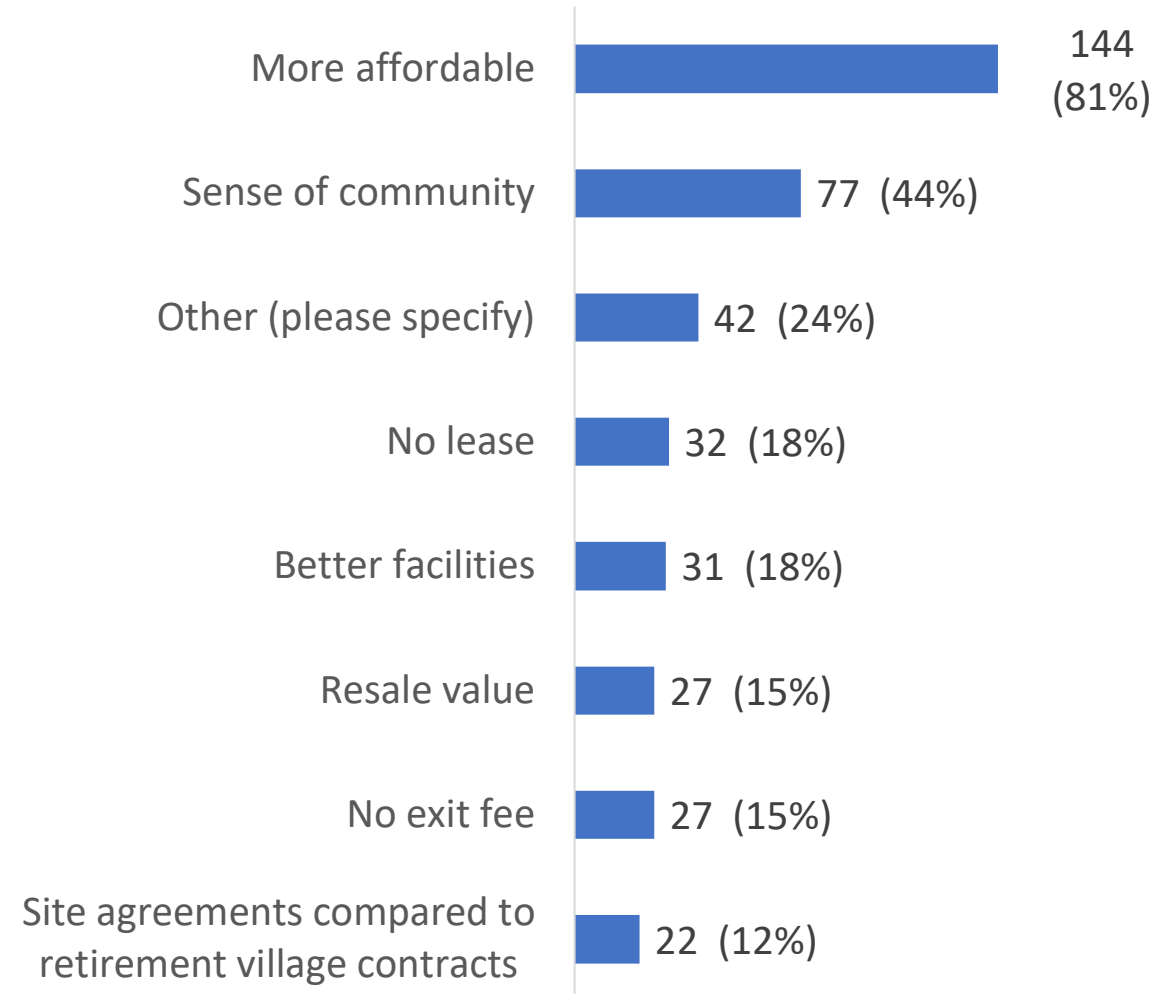
Satisfies the desire to own a detached home and provides privacy



Sense of community

PINELLAS COUNTY MHC RESIDENT SURVEY

Why did you choose to live in a manufactured / mobile home community? (Select all that apply)
(n = 177 respondents)



Strategy Focus Areas



Disaster vulnerability



Growth and rising land values / rent



Underinvestment in infrastructure



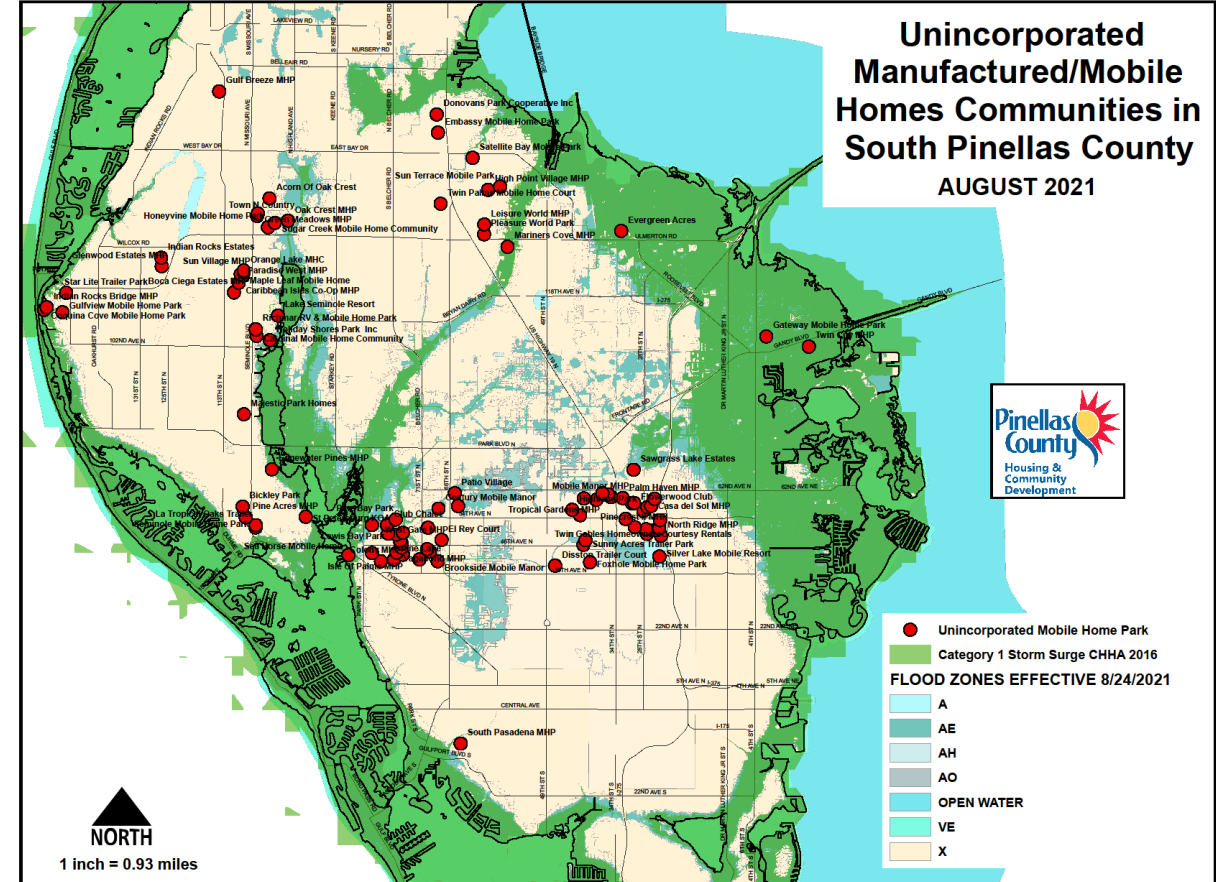
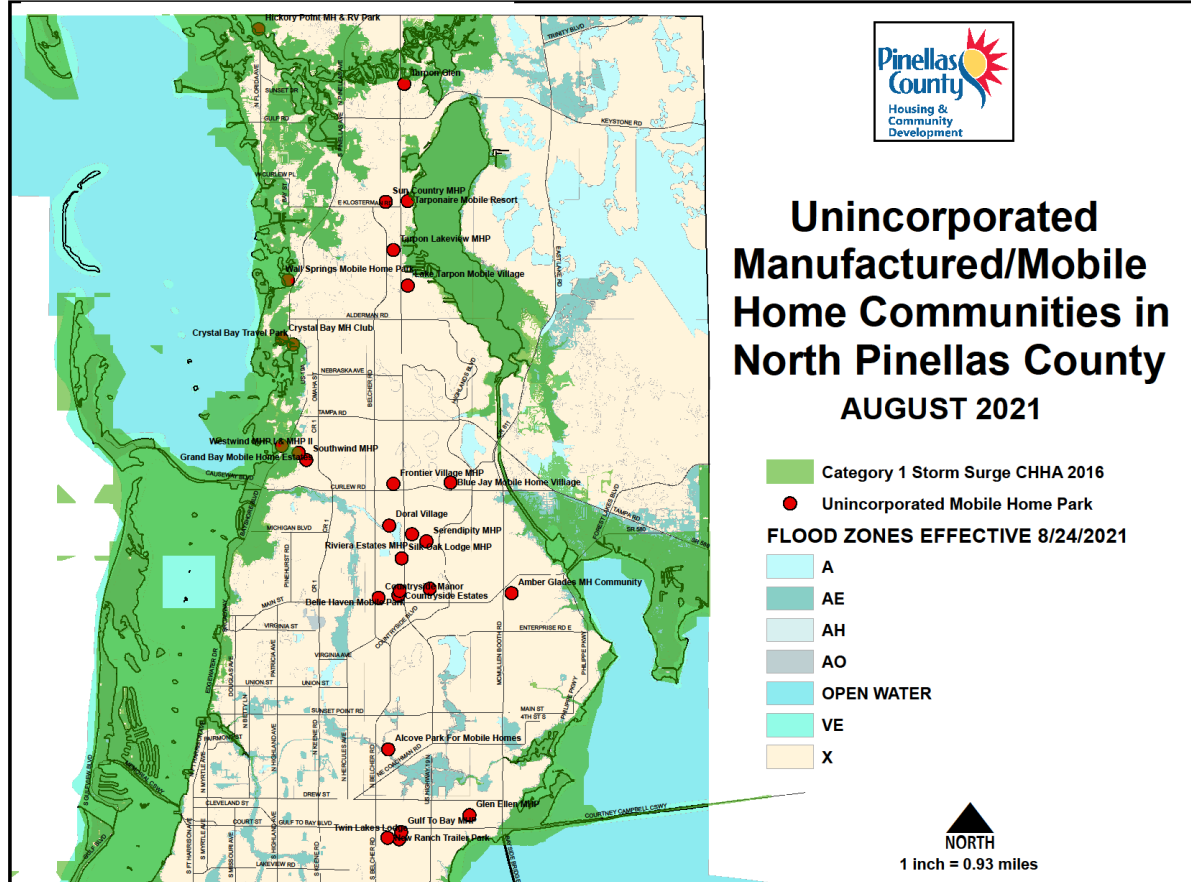
Housing safety and quality



Management practices



Disaster Vulnerability



Challenges:

- **Lack of security for manufactured home owners**
 - **Increased land values and urban growth are leading to community closures**
 - **No new MHCs in recent history**
- **Rising pad rents**

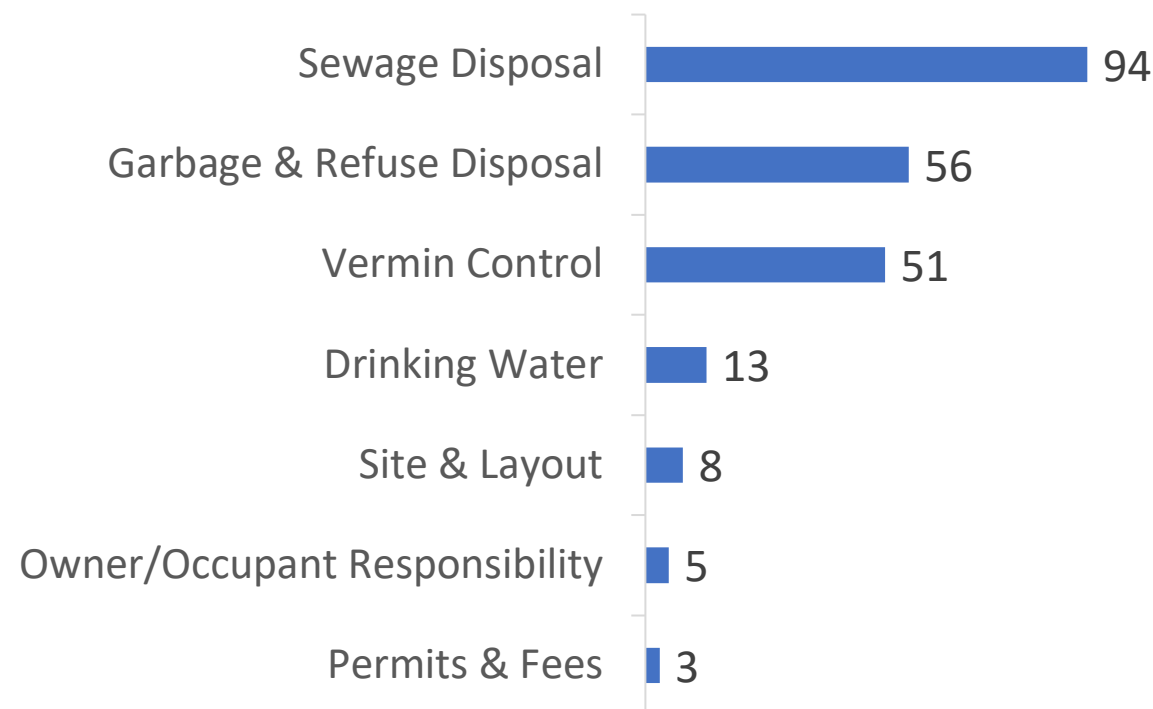
PRIORITY CORRIDOR STATUS (MHCs within ½ mile of corridor)	
Premium*	1
Primary	40
Primary/ Secondary	23
Secondary	39
N/A	19
TOTAL	122

*Central Ave in St. Pete

Underinvestment in Infrastructure

- **Average year developed for Pinellas MHCs: 1962**
 - **94% developed before 1980**
- **Most frequent issue in DOH inspections = sewage disposal**

Dept. of Health Unsatisfactory Inspections
Summary, 5/1/2016 - 5/27/2021



Housing Safety and Quality

- The HUD Code (1976) regulates design, construction, durability, transportability, fire resistance, energy efficiency, and quality
- Pinellas has manufactured homes built prior to the HUD code
 - Estimated that 31,064 (or 67%) of units countywide were built 1979 or earlier
- Older units have poor fire safety standards, lower wind resistance, and other structural and safety issues associated with age





Management Practices for MHC Owners/Operators

Challenges:

- **Uneven enforcement of rules**
- **Delay or neglect of maintenance**
- **Resident fear of retaliation**
- **Lack of local manager**

MHC RESIDENT SURVEY RESULTS

39% are concerned about:

- The ability to resolve issues between manufactured / mobile home residents, owners, managers, or associations
- Park maintenance and the conditions of their MHC (E.g., issues with the water or sewer system, walkway/driveway maintenance, etc.)

Recommended Strategies



Disaster Vulnerability

- **Tie-Down Program**
- **Repair or Replacement of Old Units**
- **Grants/Assistance for Elevating Units**
- **Increase Shelter Capacity Onsite**
- **Acquire Repetitive Flood Loss Properties**

Recommended Strategies (continued)

Growth & Rising Land Value / Infrastructure

- **Provide technical assistance and facilitate partnerships and funding for resident purchase of MHCs**
- **Offer financial incentives (e.g., grants or loans) for MHC infrastructure maintenance and upgrades**
 - Current Example: Restore Act Wastewater Collection System Design
- **Evaluate the Pinellas County code**
- **Emergency park closure response**

Recommended Strategies (continued)

Housing Safety and Quality

- **Proactive Code Enforcement**
- **Improve Staff Coordination of Target Services**
- **Regulate Common MHC Infrastructure Issues**

Management Practices

- **Offer education and training to residents and park operators about:**
 - Best management practices, local codes and regulations, grants and financial opportunities, and more
- **Explore the creation or provision of a best practices training or certification for contractors**

Schedule

