

# **Tenant Relocation Assistance Mobile Home Tenant Stakeholder Meeting**

## **Notes**

**05/21/2016**

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### *Zoning and Replacement Land*

- Mobile home tenants/owners being displaced should be relocated to another parcel/mobile home community either by the City or the developer
- Consider requirements for RVs as well, including if the RV is very old and can't be easily relocated
  - There are limited spaces to relocate RVs, just like mobile homes
  - RV zoning is not considered a residential use – this zoning category should be amended to be considered residential
- People who have had to relocate their mobile homes from Austin are moving to parks in Kyle, Buda, Bastrop – Austin does not have enough space to relocate mobile homes.
  - Cactus Rose only needs to relocate less than 60 households and that is proving difficult. Loma Vista has 300 households; if that park were to redevelop it is certain that not everyone could remain in Austin
- When tenants relocate to another mobile home park, they need to know that the new park isn't going to redevelop soon and force them to relocate again

### *Notice*

- State law requires initial lease agreements in mobile home parks of 6 months
- Texas property code requires 6 month notice to tenants when closing a mobile home park due to change of use
- 6 month notice is too short; notice to mobile home tenants needs to be 1 year

### *Potential Costs and Assistance Options*

- Focus on helping those tenants who live in the mobile home park as their primary residence
- Make relocation assistance eligibility forms as simple as possible – don't require lots of documentation because often households don't have it
- A higher MFI level than 70% is needed for mobile home residents; or consider no income eligibility requirement due to fact that there are very few available spaces to relocate to
- Residents who are relocating their mobile home need more money than apartment residents would receive; cost estimates of \$10,000 to move a double-wide home, not counting utility hookups
- It may not be cheaper to buy a new mobile home and make it move-in ready than to relocate an existing mobile home

- Newer mobile homes (2010 and later) could cost approximately \$50,000 – these newer homes are the ones most parks will accept
- Receiving the appraised value of the mobile home would not be enough because the homes depreciate – instead consider the “replacement cost” of what it would be to set up another comparable home
- Additional costs associated with moving: utilities and connections (sewer, septic, electric, etc.) (estimated at \$5,000); inspections; permits for gas and electric; cost of pad; requirements of new park like new skirting, siding, etc.
- When relocating a mobile home, residents need a place to stay temporarily as the home is moved and new utilities are hooked up and inspections done – this can be as short as 1 week or could take several weeks. Stipends for hotel, food, transportation would be necessary
- Try to do relocations during the summer months due to kids in school
- Education for potential buyers in lease-purchase agreements, and for mobile home tenants in general, should occur to help people understand the unique circumstances/possible risks of living in a mobile home park. Education on the owners’ side should occur as well, to let them know about the relocation requirements if they sell the property and change its use

*Issues associated with renting a mobile home or site*

- Lease-purchase/rent-to-own agreements tend to be more prevalent in older parks with older mobile homes – landlords often convert leases to this model to stop having to make repairs on the homes
- Loma Vista contains mostly owners of mobile homes; long time owners often rent out their homes to new tenants. Pecan Park is similar. Some homes are rented on both properties
- At Cactus Rose, sometimes residents would make all the payments required in their lease-purchase/rent-to-own agreements and would not get the title to the home due to bad contract enforcement or lack of clear, written documentation. This also happened at Pecan Park. Usually the residents were undocumented
- Park owners can create hostile living environments by creating and enforcing rules that are very difficult to follow, in an attempt to force out tenants faster
- Land leases are often month to month after initial 6-month lease
- Park owners keep increasing the rent and know that people will pay because they have invested in their homes
- In order to prevent a mobile home park from being redeveloped, the City would have to purchase the land from the private property owner