

Manufactured Home Community Redevelopment Program (MHCR) HF1417 / SF1775

MHCR Basics

- Program was created in 2019 and has awarded grants for the past five years (2020-24)
- Funds infrastructure improvements in existing manufactured home communities
- All ownership types are eligible: cooperatives (resident-owned), nonprofits, municipally-owned, and privately owned
- HIB eligible and has received more than \$20M in HIB funding since its inception
- Base funding is currently \$1M/year; HF1417 / SF1775 would increase base funding to \$15M/year
- Awardees must record a 25-year restrictive covenant: They agree not to raise rents by more than 5% per year without permission from MHFA and to keep the manufacture home park open

Need for MHCR

- Many manufactured home communities have aging, deteriorating infrastructure (water, sewer, electrical, roads, etc.)
- Park owners often lack funds to upgrade infrastructure without passing on big lot rent increases to residents
- MHCR helps parks upgrade infrastructure without burdening residents with costs

High Demand for MHCR Grants

- Since its inception, manufactured home communities have requested \$84.8M in funding for infrastructure projects. A total of \$43.9M in grants have been awarded (see table)
- Just over half of funding requests (52%) were awarded – over \$40M in requests could not be funded
- In 2024, only 21% of funding requests were awarded (a record low) due to a low grant award pool

MHCR Funding by Year

MHCR Application Year	Funds Requested	Funds Awarded	% Funded
2020	\$5,054,642	\$2,600,000	51%
2021	\$9,488,798	\$7,490,510	79%
2022	\$25,727,065	\$9,529,411	37%
2023	\$31,262,836	\$21,523,177	69%
2024	\$13,277,895	\$2,727,819	21%
Total 2020-24	\$84,811,236	\$43,870,917	52%

Impact of MHCR Grants on Resident-Owned Cooperatives

- 11 resident-owned communities supported NCF have received over \$20M in grant awards
- These awards have helped preserve over 800 affordable housing units in these communities at a cost of \$25K per manufactured home lot
- MHCR grants have funded more than 30 major infrastructure improvement projects including sanitary sewer upgrades, roadwork, water main replacement, electrical system improvements, drainage projects to prevent flooding and erosion, storm shelter construction and accessibility improvements
- Of these improvement projects, 20 are complete and 10 more are on track for completion this year