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To: Representative Liz Olson Senator John Marty
Chair, House Ways and Means Chair, Senate Finance

From: Ryan Baumtrog, Assistant Commissioner, Minnesota Housing 

Subject: Report on Minnesota Manufactured Housing Relocation Trust Fund Activity

Minnesota Statutes 327C.095, Subd. 13 (h) requires Minnesota Housing to submit a report on the Minnesota Manufactured Housing Relocation Trust Fund annually each year. The Minnesota Manufactured Housing Relocation Trust Fund (Trust Fund) was established in 2007. The Trust Fund assists owners of manufactured homes with expenses if their manufactured home park closes.

Park owners are required to make payments to the Trust Fund when their manufactured housing park is being closed. A cap on the amount paid by the park owner is set in the statute and varies depending on whether a home will be moved or abandoned (Minn. Stat. § 327C.095, Subd. 12 (a)).

The local government in which the closing manufactured home park is located is required to appoint a neutral third party to resolve questions or disputes regarding contributions to and disbursements from the Trust Fund (Minn. Stat. § 327C.095, Subd. 4). Based on the neutral third party's decisions, Minnesota Housing makes payments out of the Trust Fund to homeowners, moving and towing contractors and others.

On July 1, 2024, Minnesota Housing took responsibility from Minnesota Management and Budget for assessing manufactured park owners \$15.00 per licensed lot in accordance to M.S. 327C.095, Subd. 12 (c) which allows collection of payments when the Trust Fund is less than \$2,000,000 as of June 30 of each year. Under current law, park owners may collect this amount from those renting in the park. Since the Trust Fund was above \$2,000,000 on 6/30/24, there were no collection of payments this year.

The following is a summary of the Trust Fund revenues and payments for FY 2024.

FY 2024 MANUFACTURED HOUSING RELOCATION TRUST FUND ACTIVITY
JULY 1, 2023 –JUNE 30, 2024

Beginning Balance at 7/1/2023	\$2,106,973
Total Revenues	\$0
Total Payments	\$30,000
Administrative expenses deducted from the Trust Fund-MHFA	\$5,804
Balance in Trust Fund – 6/30/2024	\$2,071,169

The Trust Fund did not have any deficiencies in FY 2024.

A total of six payments were processed in FY 2024. Five to former residents and one to Headwaters Housing for acting as neutral 3rd party in the park closure. There are 2 active park closures, North Side Mobile Home Park and Cedar Bend. These are not expected to affect more than 6 residents and will likely be reflected in FY 2025 payments.

If you have any questions you can reach out to me at 651-296-9820 or at ryan.baumtrog@state.mn.us.