



Manufactured Housing Working Group

Update for CaSE
August 27, 2024

Current MH stock in TC

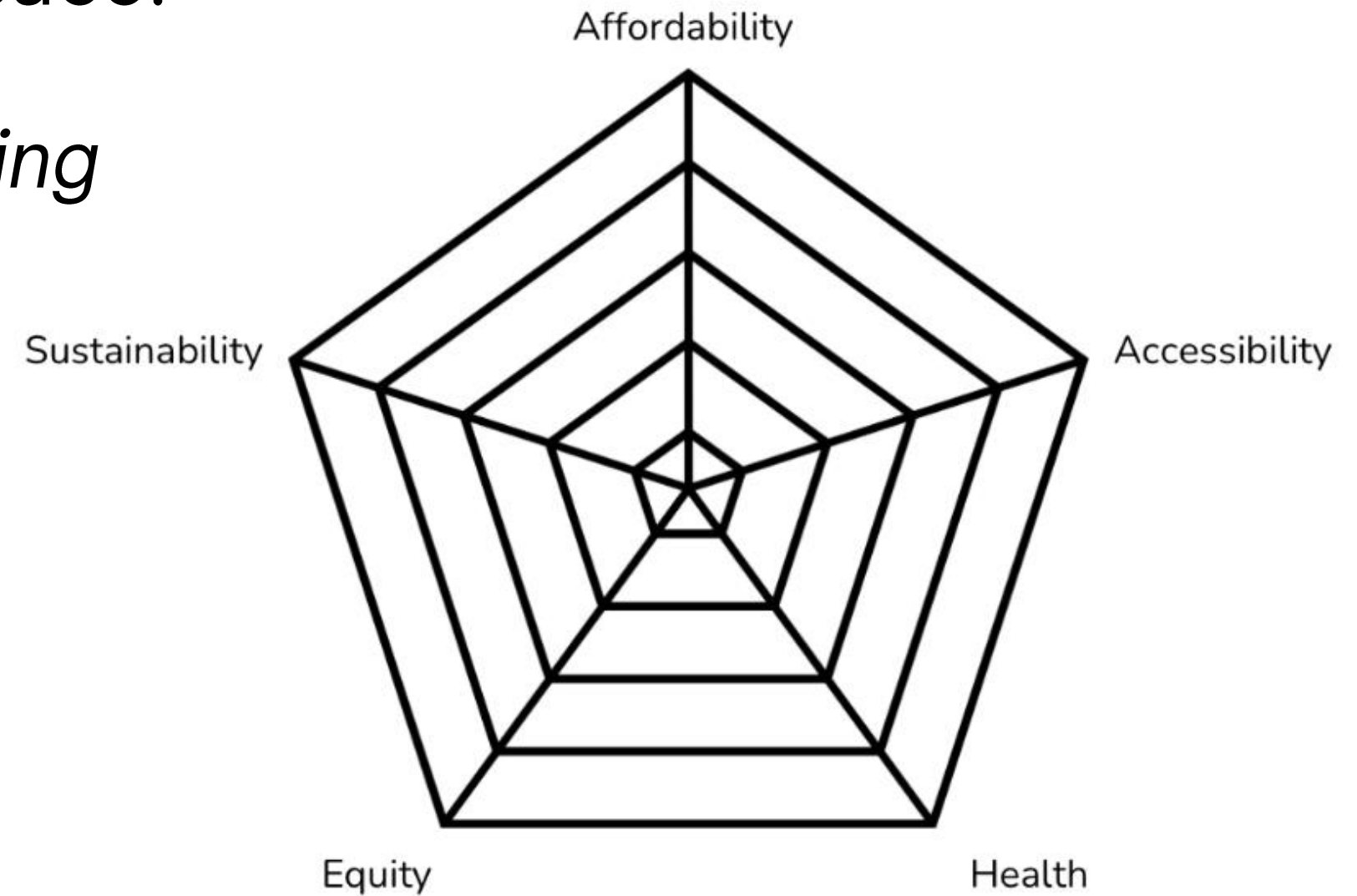
4,054 manufactured homes make up 11 percent of the housing stock, which is more than double the rate in New York State (2%) and 1.4 times the rate across the United States (6%)

17% of the existing manufactured homes were built before 1976, when HUD began regulating manufactured home construction standards, significantly improving the quality of housing units.

26% of the manufactured homes in Tompkins County were built before 1990 and well before HUD implemented new energy standards for manufactured homes in 1995.

More than just an energy issue

“There is infinite need in this space.”
- *Ben Carver, INHS*
August Working Group Meeting



Part of a larger solution to affordable housing.

- 38 percent of renters in Tompkins County spend more than half of their income on housing costs, making them severely housing cost-burdened.
- Rental costs are nearly 50% higher in Tompkins County compared to neighboring counties.
- Vacancy rates for residential rentals (2.9%) and homeowners (0.8%) in Tompkins County. The national average, which is between five and eight percent for rentals and 1.2% for homeownership.
- The average cost of a stick-built home in Tompkins County is \$325,000, up 41.3 percent from 2019. A manufactured home costs approximately \$130,000 - \$170,000 (new), not including land and infrastructure costs, such as a foundation, water and sewer, driveway, and utilities.

Key issues

- Improving energy efficiency and overcoming energy poverty through weatherization, community solar, heat pumps, district heating, replacement of older homes, and how to secure funding to support those efforts. *Replacement funds can only be requested by the county or a nonprofit.
- Models of community ownership - 26 communities are investor-owned, and 12 are privately owned. Despite the first right of refusal law, many MH residents do not have the funds to match third-party offers to become a resident-owned community.
- A brief review of zoning regulations for the 16 municipalities shows only Caroline and Trumansburg have removed restrictions on manufactured homes. Newfield has no restrictions but many of the parks there have been bought by investors and are in disrepair. Freeville has the most number of critical Env. H&S violations.
- Building resilience to climate-driven disasters – MH communities are vulnerable to extreme weather.

Work that is being done

- INHS [received \\$5.7 million](#) in funding to support infrastructure development for the Compass Manufactured Housing Community.
- The Sustainable Finger Lakes Mobile Home Pilot Project Heat Pump pilot program has been successful in providing low-cost heating and cooling options for MH residents. Additional funding could scale this up to further improve energy cost burdens for the 4054 MHs in the county.
- The Dryden Affordable and Workforce Housing Committee, assisted by CCE staff, has gotten the green light from two MHCs in Dryden to distribute EmPower+ flyers explaining the ample NYSERDA assistance available for MH weatherization and heat pumps.

Tangible solutions - Window Dressers

Collaborating with Window Dressers - a nonprofit that provides low-cost storm window inserts for Manufactured Homes.

- Go to Vermont to participate in a “build”
- Learn the process - volunteer based
- Replicate here - talking with local partners about integrating in Green Workforce Development
- Looking into funding for this but the working group is not a formal entity that can receive funds or manage grants.



Tangible solutions - Resilience Hubs

Shipping containers offer a low-cost, easy-to-install option for creating a stormproof space in extreme weather.

- 8' x 40' container should accommodate up to 42 individuals for a short length of time.
- A scalable solution depends on a community's population.
- An estimate of \$50,000 modifies a single container.
- Currently searching for grant funds to support a pilot.



What next?

“There is infinite need in this space.”

- *Ben Carver, INHS*

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Funding

Is there a nonprofit that can be a fiscal sponsor on our behalf?

Existing orgs don't have the capacity to do everything but are supportive of our ideas.

Do we set up a nonprofit?

