

# 2023 Manufactured Housing Opportunity & Revitalization (MORE) Program Overview for Public Comment

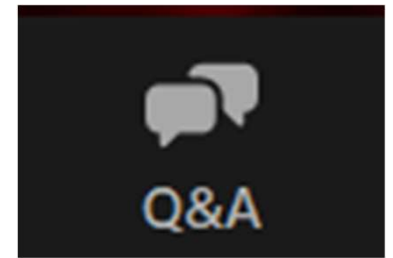
**February 6, 2022**





## How to ask a question

- Webinar questions:
  - Click “Q & A” chat bubble to submit a question to the team
  - You may ask questions anonymously, but if you want your name, organization, or region associated with your question, you will need to type it in the “Your Name” box
  - The team will read questions out loud throughout the presentation and will provide answers if possible
  - All questions will be saved and recorded as part of the public record





# MORE Program Team

**Section Chief:** Deb Lindfeldt

**MORE Program Design Specialists:**

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**Program Manager:** Shirley Chavez



# Purpose and Goals



## Purpose and Goals

- Rebrands MPRROP and allows for guideline authority
- Focus on health and safety in parks as a dedicated use of funding
- Sets up long-term affordability for mobilehome parks
- Streamlines process to replace parks destroyed by disasters
- Allows individual owners the ability to replace or rehabilitate homes



# Program Overview



## Guidelines Layout

- Article I: General Overview
- Article II: General Program Requirements
- Article III: Specific to Mobilehome Parks
  - Acquisition, Conversion, Rehabilitation, Reconstruction, or Replacement of a Mobilehome Park
  - Remediation of Mobilehome Parks Act deficiencies related to public health and safety
  - Acquisition and construction of a new Mobilehome Park as a response to a Natural Disaster
- Article IV: Individual Resident Mobile homes in Park
  - Rehabilitation or Replacement of Mobile homes

*\*Refer to eligible applicants, note individual mobile homeowners are not eligible*



## Mobilehome Park Acquisition, Conversion, Rehabilitation, Reconstruction or Replacement

- Eligible Applicants:
  - Resident Organization
  - Qualified Nonprofit Housing Sponsor
  - Local Public Entity

### Capacity requirements:

- Developed one similar project within last 5 years
- Owned and operated a park for at least 1 year
- Administrative Subcontractor may be used to meet requirements





## Mobilehome Park Acquisition, Conversion, Rehabilitation, Reconstruction or Replacement

- Eligible Costs:
  - Acquisition costs, including Mobilehome Park purchase price
  - Permits and state and local fees
  - Appraisal, architectural, engineering, environmental hazard reports, surveys, legal and other professional fees
  - Financing costs
  - Escrow, title insurance, and other related costs
  - Cost of Rehabilitation or Reconstruction or Replacement of the Mobilehome Park
  - Cost to remove an abandoned Mobilehome from the Park
  - Cost for salvage processing



## Mobilehome Park Acquisition, Conversion, Rehabilitation, Reconstruction or Replacement

- Affordability for 30 years:
  - Income verification required prior to MORE fund disbursements for existing residents, and new residents at time of move-in.
  - Park is required to keep same number of low-income spaces for 30 years as set at time of application. Annual income re-verification is not required.
  - Annual rent increases allowed for either annual percentage change to Consumer Price Index or five percent of the previous rent charged for the space, whichever is less.
  - Loans are forgiven if affordability restrictions maintained for loan term.



## Mobilehome Park Acquisition, Conversion, Rehabilitation, Reconstruction or Replacement

### Funding Priorities:

- The applicant is a Resident-owned Mobilehome Park
- The number and severity of Mobilehome Park Act violations
- Mobilehome Parks with a suspended permit to operate



## Remediation of Mobilehome Park Health and Safety Deficiencies or Violations

- **Eligible Applicants:**
  - Resident Organization
  - Qualified Nonprofit Housing Sponsor
  - Local Public Entity
  - Private Mobilehome Park Owner
- **Stability and capacity includes:**
  - Experience with one similar project within the past year
  - Administrative Subcontractor may be used to meet requirements
- **Eligible costs include:**
  - Repairs to correct cited health and safety violations
  - Repairs required to individual homes to correct cited health and safety violations
  - Past due fees related to a suspended or revoked permit to operate



## Remediation of Mobilehome Park Health and Safety Deficiencies or Violations

- Loan terms: 30 years with max 3% interest
- Affordability restrictions for 30 years:
  - Space rents restricted to **lower of**: <80%AMI **or** 30% below market rent for comparable space
  - Tiered system:
    - 1-10 spaces in park: **exempt from affordability restrictions\***
    - 11-25 spaces in park: 10% affordable
    - 26-50 spaces in park: 25% affordable
    - 51 spaces or more in park: 50% of spaces affordable



## Park Replacement for Disaster Response

- **Eligible Applicants:**

- Resident Organization
- Qualified Nonprofit Housing Sponsor
- Local Public Entity

*\*Private Mobilehome Park Owner Private park owners are NOT eligible, but they can repair or replace individual coaches under remediation of health and safety deficiencies.*

- **Stability and capacity includes:**

- Experience with one similar project within the past year
- Administrative Subcontractor may be used to meet requirements

- **Eligible Costs include:**

- Relocation costs pursuant to CCR, Title 25, §8020;
- Onsite improvements related to the reconstruction of the Mobilehome Park; and more

***\*Displaced residents are offered right of first refusal to occupy new park, and park may be relocated to within 20 miles of destroyed park\****

***\*At least 50% of the spaces in new park is affordable\****



## Rehabilitation or Replacement of Individual Mobilehomes

- Eligible applicants:
  - Resident Organization
  - Qualified Nonprofit Housing Sponsor
  - Local Public Entity

*\*Private park owners are **not eligible**, but they can repair or replace individual coaches under remediation of health and safety deficiencies section*

- Eligible costs:
  - **Repairs** to correct health and safety related items
  - Accessibility upgrades, energy efficiency upgrades
  - **Replacement** if more cost effective than rehabilitation



## Rehabilitation or Replacement of Individual Mobilehomes

- Loan Terms:
  - Recipient intermediary: forgivable loan
  - Sub-grant to homeowner: closed upon completion of the work, max 3 years
- Priority awards to:
  - Cited violations pursuant to Title 25
  - Reported issues by licensed contractor equivalent to Title 25 violation





## Selection Process

- Over-the-Counter NOFA
- Applications that are not complete may not be considered
- Distribution and geographic targets will be detailed in the NOFA and Guidelines



# Timeline of Guidelines and NOFA

**February 2** Draft Guidelines Release

**February 15** Public Comment Ends

**April** Final Guidelines and NOFA jointly released.

**Estimated Application Opening: June 2023**

**Estimated Application Closing December 2023**

**Awards will be made continuously throughout the NOFA period.**



# Public Comment Period



## Public Hearing Goals

- Fiduciary responsibility
- Public participation
- Public familiarity
- Questions and answers



## How to submit a comment

- Enter your comment in the chat; or
- Email your comment to:  
[MORE@hcd.ca.gov](mailto:MORE@hcd.ca.gov)
- Include in your email:
  - Your **comment**
  - The **section of guidelines** you are commenting on
  - Your **contact information**



# Questions/Comments



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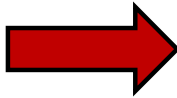

For inquiries and questions

**Registration and Titling:**

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(800) 735-2929 (TTY)

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## Contact

- Additional questions may be sent to the MORE mailbox at:



[MORE@hcd.ca.gov](mailto:MORE@hcd.ca.gov)