

CCD Meeting

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Proposed Emergency Temporary Shelter Program for Displaced Mobile Home Residents

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Path to Recovery



Mesa's Current Housing Market

COVID Impact

- Homelessness increased and housing affordability decreased in Mesa since the COVID-19 pandemic
- Effects of the COVID-19 pandemic are still being felt in Mesa

Homelessness

- Increased in Mesa 37% since 2020
- Mesa's 2022 Point in Time Count identified 451 persons experiencing homelessness

Rental Market

- Mesa's rents have increased 31% since 2021
- Average rent for a 1-bedroom is \$1,529
- Rental occupancy rate is currently at 4.7%
- Mesa is 1 of 2 communities in country with min. 10% affordable housing

Homeownership

- Mesa's home value have increased 32.9% since 2021
- Average home value in Mesa is \$465,000

Mobile Homes in Mesa

1976

- National code for manufactured home construction became in effect

35%

- Mobile Homes are older than 40 years

87%

- Mobile Homes are occupied by owners

29,000+

- Mobile Homes in Mesa, AZ

104

- Mobile Home Parks in Mesa, AZ

Arizona Statute: Mobile Home Relocation Fund

A.R.S. § 33-1476.01 – 33-1476.05

- Mobile home residents who must move from a mobile home park due to park change of use (i.e. sale, closure, redevelopment); increased rent; or newly imposed age-restrictions may qualify for relocation assistance from the State
- Relocation assistance amounts: Lesser of the actual moving expenses *or* maximum of \$7,500 for single section home or \$12,500 for multi-section home
- If mobile home cannot be relocated: Abandon home, receive 25% of the maximum amount above, and deliver title to landlord

Proposed Preliminary Concept



- **Goal**

- Address the housing emergency by providing short-term shelter to displaced residents of mobile homes

- **Who would qualify?**

- Mobile home residents subject to change of use of the mobile home park, increased rent, or newly imposed age-restrictions at the mobile home park *and* whose mobile home cannot be relocated

- **What would City program provide?**

- Emergency, short-term shelter to qualified displaced mobile home residents via rental assistance
- Lesser of six months rental assistance *or* \$7,800 for one-bedroom or \$9,450 for two-bedroom in rental assistance, paid directly to landlord



Questions & Recommendations