## CCD Meeting May 5, 2022

# 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

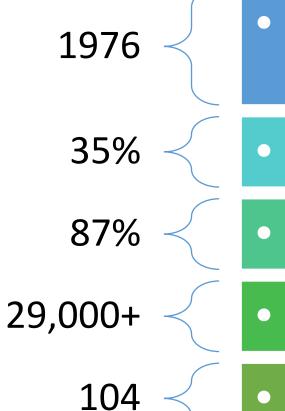
Rental Market

- 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



 National code for manufactured home construction became in effect

Mobile Homes are older than 40 years

Mobile Homes are occupied by owners

Mobile Homes in Mesa, AZ

• 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 agerestrictions 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