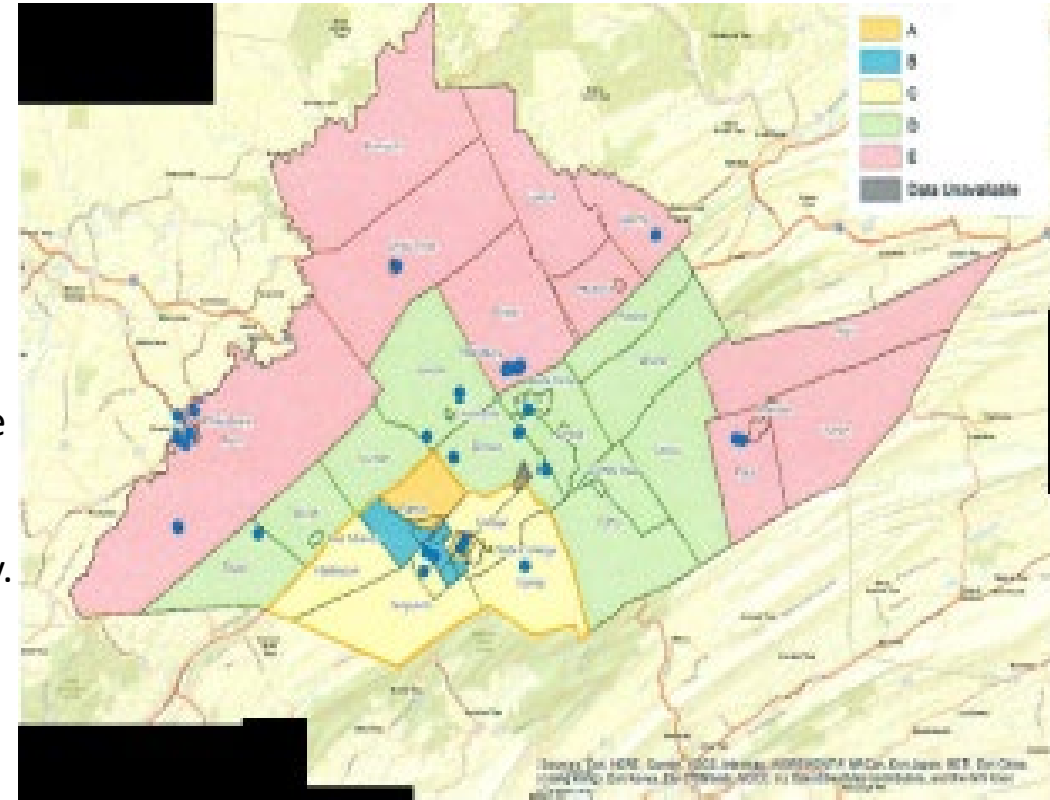


Manufactured Home Communities: Centre County, PA

- Centre County, which has approximately 38 mobile home parks
- Mobile Home defined: a factory-built home built prior to June 15, 1976
- Centre County has one “manufactured home community” with 413 lots (Continental Courts).
- Manufactured Home defined: a factory-built home built after June 15, 1976
- The Office of Housing and Urban Development (HUD) proposed updates to the manufactured home construction and safety standards in July of 2022.
- Census data map with blue dots denoting mobile home parks in Centre County.
- Centre County is mostly comprised of mobile home parks with older-style trailers.
- One such mobile home park: Knob Hill Trailer Park, Ferguson Township.



Mobile homes make up less than 5% of the County's housing stock.

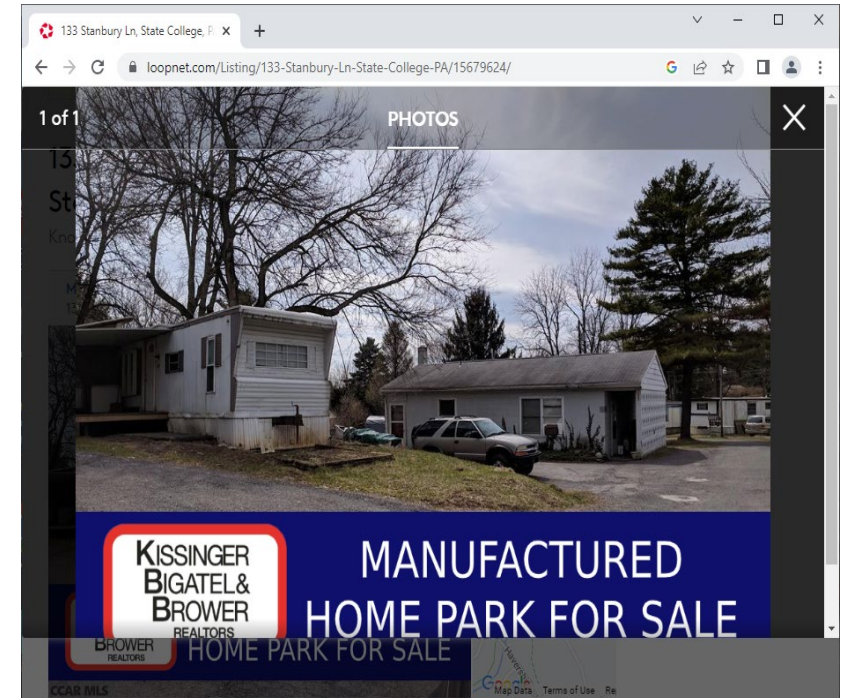
Knob Hill Trailer Park, State College, PA

Property ID: 55491 – 25 Lots



History of Knob Hill

- Established in 1969. There are 25 trailer pads and a two-bedroom detached apartment.
- Trailers in Knob Hill have manufacturing dates from 1960 through 1971.
- Property owner “sold” many families their trailer for \$500.00, but no title/deed/rental permit.
- Put up for sale in 2019 for \$1.28 million dollars. Currently off the market.
- Currently the Fair Market Value of Knob Hill is approximately \$369,725.00. It is zoned single-family residential (R1), and it is a pre-existing nonconforming use and buildings.
- This lot is 2.60 acres, so an investor is looking at 9 to 10 residential lots, depending on stormwater, roads, etc.



Q: What alternatives are there when the infrastructure beneath a trailer park is faulty?



The Heights – student housing

Snapshot of what was built not far from Knob Hill Trailer Park

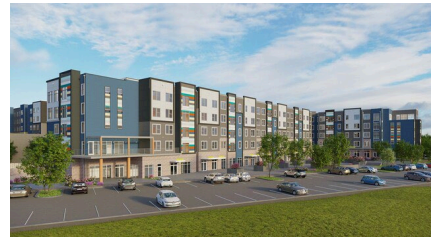
Centre County Housing Land Trust

Workforce Housing

- Centre County Housing Land Trust is earning a fee from two workforce housing developments.
- Aspen Development (College Township) former Hilltop Mobile Home Park
- Resident at the Hilltop Mobile Home Park, which once sat on the outskirts of Penn State's main campus was a graduate student at the time, and he chose to live there for its affordability. His monthly rent was about \$400. Sat vacant for 4 years.



24 Acres – sold for over 7 Million dollars.



28 Workforce Units at 65% AMI



- Pine Hall (Ferguson Township)
- 101 Workforce Units at 80 – 120% AMI
- Project currently on hold



Patton Township: Working on a First Time Home Buyer Program

Planner's perspective on why Manufactured Home Communities are disappearing

- Municipalities would rather use the property to redevelop it for other land use options, usually at a huge profit
- Municipalities see it as a financial revenue loss since taxes are lower on a manufactured home as opposed to a single-family home, which affects money for schools
- Stricter zoning laws often exclude new manufactured homes communities from areas of growth and development
- The minimum lot size requirements push manufactured home communities into more rural areas away from jobs and amenities
- Nimbyism (not in my back yard) from the surrounding homes and businesses in the area
- Mismanagement of the manufactured home community, resulting in complaints, crime, unsightly upkeep of the properties

Centre County Specific:

- Buying an acre of land in Centre County, PA costs \$213,051 on average based on the listing price of 72 acres of land for sale. <https://www.landsearch.com/properties/centre-county-pa>
- Average sale price of homes in February 2023 was up +17.1% to over \$400,000
©2023 ShowingTime. Data provided by Bright MLS as of Mar 6, 2023. Centre County Association of Realtors

How Planners Can Help

Provide detailed site analysis and research

Implement rezoning to engage in public spaces and public amenities for these communities

Make Manufactured Housing Communities complete with green space, safety and walkable areas

Implement an inspection program with strict standards in the lease

Look for programs that provide financing for repairs and upgrades for current mobile home parks

Work with non-profits and agencies on relocation assistance if residents need to move

Talk with local Housing Authority or non-profits for purchasing parks that are slated to close

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