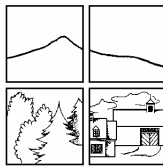


Southwest Region Manufactured Housing Park Survey



Southwest Region Planning Commission
20 Central Square, 2nd Floor
Keene, NH 03431
<http://www.swrpc.org>



Community Development Finance Authority
14 Dixon Ave, Suite 102
Concord, NH 03301
<http://www.nhcdfa.org/>

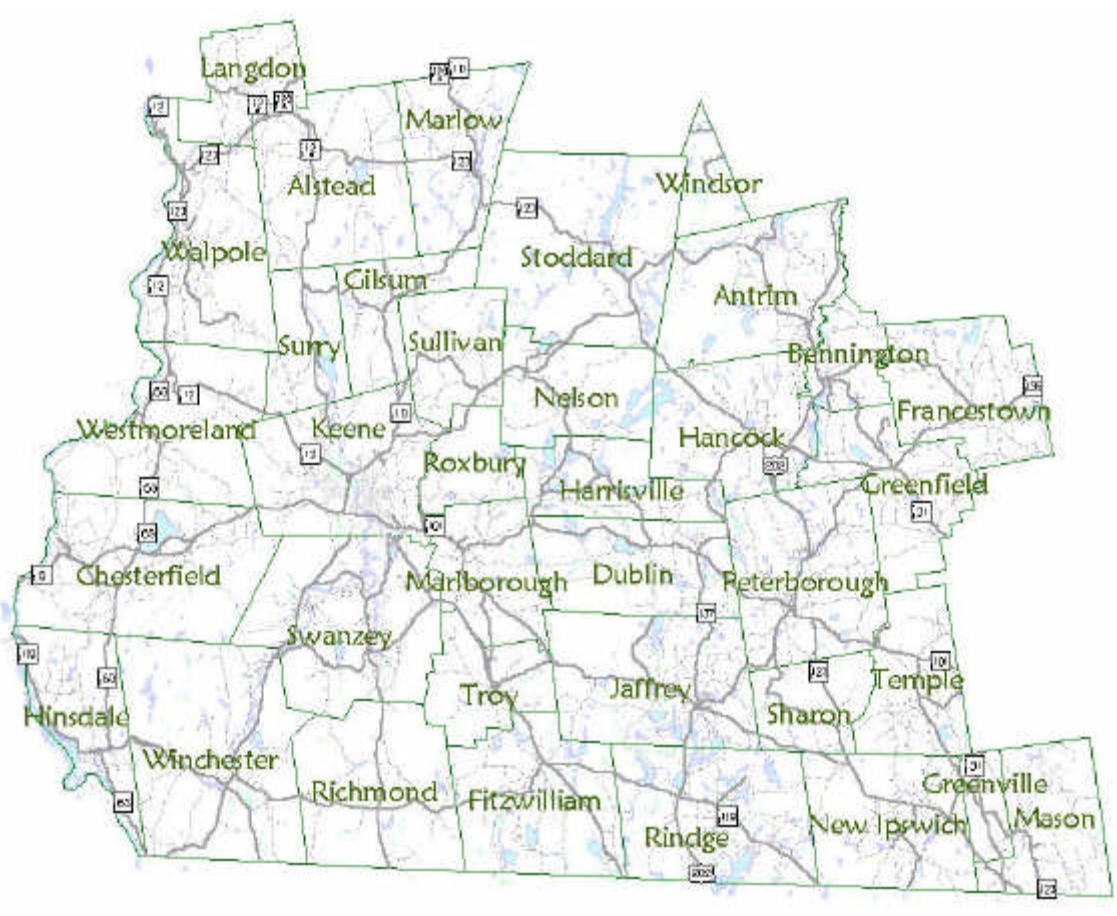
December 2002

Introduction

The Southwest Region Planning Commission (SWRPC) developed this survey of Regional manufactured housing parks as part of the Commission's Seed Equity for Economic Development (SEED) Capacity Grant program funded through the New Hampshire Community Development Finance Authority (CDFA). A primary goal of this survey was to locate and identify all of the manufactured housing parks in the Region and to develop a better understanding of the various sizes, conditions, and infrastructure available to the parks. The last comprehensive survey of manufactured housing parks in the State was completed in the mid-1980's by the New Hampshire Office of State Planning.

This report begins with an overview of the rules and regulations pertaining to manufactured homes and manufactured housing parks in New Hampshire. Following that section is a brief overview of demographic and housing trends in the Southwest Region. The final section of this report is a summary of the manufactured housing park surveys administered to each of the Region's 36 towns profiling park location, age, size, value, and available infrastructure.

FIGURE 1: The SWRPC Region



Laws and Regulations Pertaining to Manufactured Homes and Parks

Manufactured Housing: "... any structure, transportable in one or more sections, which, in the traveling mode, is 8 body feet or more in width and 40 body feet or more in length, or when erected on site, is 320 square feet or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to required utilities, which include plumbing, heating and electrical heating systems contained therein."¹

Municipal Provisions for Manufactured Housing: "Municipalities shall afford reasonable opportunities for the siting of manufactured housing, and a municipality shall not exclude manufactured housing completely from the municipality by regulation, zoning ordinance or by any other police power. A municipality which adopts land use control measures shall allow, in its sole discretion, manufactured housing to be located on individual lots in most, but not necessarily all, land areas in districts zoned to permit residential uses within the municipality, or in manufactured housing parks and subdivisions created for the placement of manufactured housing on individually owned lots in most, but not necessarily all, land areas in districts zoned to permit residential uses within the municipality, or in all 3 types of locations."²

Manufactured Housing Park: "... any parcel of land under single or common ownership or control which contains, or is designed, laid out or adapted to accommodate 2 or more manufactured houses."³

Demographic and Housing Trends in the Southwest Region

Population: The population of the 36 Southwest Region towns in 2000 was 98,538. The City of Keene, with a population of 22,563 persons, is home to nearly 23% of the Region's residents. The towns of Jaffrey, Peterborough, Rindge, and Swanzey collectively account for another 24%. Of the remaining 31 towns, nine have populations of less than 1,000 persons and the average population is about 2,000. The Town of Windsor has the smallest population in the Region with 201 residents. Population densities in the Region range from 18 persons per square mile in Stoddard to 605 per square mile in Keene, with a Regional average of 92 persons per square mile.

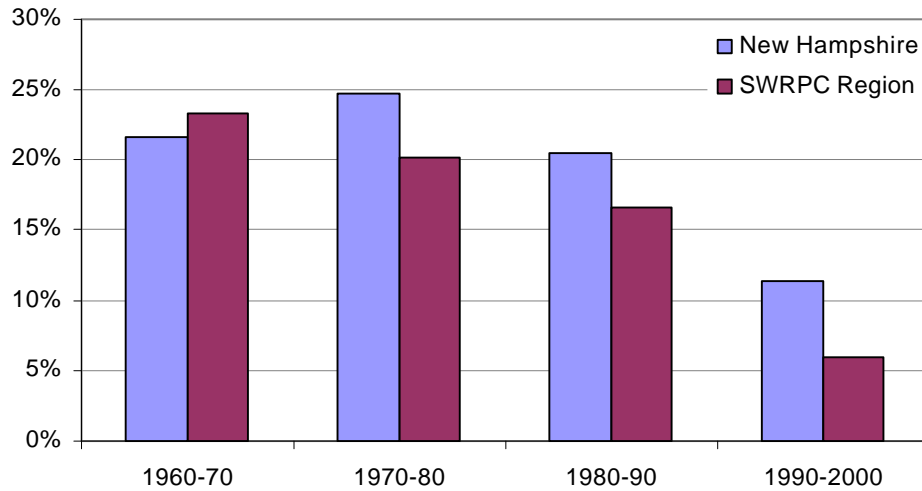
Since 1970, the population of the Southwest Region has grown by 32,249 people, representing a 49% increase. During this same time period, the State's population grew by 68%. Despite an increasing total population, the *rate* of population growth in the Southwest Region has been decreasing since the 1960's. (See Figure 2)

¹ New Hampshire Revised Statutes Annotated (NH RSA) 674:31

² NH RSA 674:32

³ NH RSA 205-A:1

FIGURE 2: Percentage Population Growth by Decade



Source: US Census Bureau

Housing: While the population of the Southwest Region grew by 49% between 1970 and 2000, the Region’s housing stock nearly doubled from 20,994 housing units in 1970 to 41,785 units in 2000. Most of this increase came during the 1970’s and 1980’s when the Region’s housing stock increased by 42% and 33%, respectively. During the 1990’s, the Region’s housing stock increased by only 5% or 1,953 units. Between 1970 and 2000, the number of persons per household decreased from 3.1 to 2.6 persons per household, reflecting a national trend of decreasing family sizes.

Between 1970 and 2000, the Towns of Stoddard, Windsor, Peterborough, Richmond, and Rindge recorded the highest *percentage* growth in their housing stock in the Region. It should be noted that three of these towns had fewer than 150 housing units in 1970, so even a small increase in the number of units results in a large percentage increase for the Town. The Towns of Keene, Peterborough, Swanzey, Rindge, and Jaffrey recorded the highest *absolute* growth in their housing stock between 1970 and 2000. (See Table 1)

TABLE 1: Towns with Largest Increases in Housing Units (1970-2000)

Largest <i>Percentage</i> Increase		Largest <i>Absolute</i> Increase	
	% Growth (1970-2000)		Total Growth (1970-2000)
Stoddard	812%	Keene	2,358
Windsor	757%	Peterborough	2,135
Peterborough	571%	Swanzey	1,436
Richmond	289%	Rindge	1,370
Rindge	278%	Jaffrey	1,129

Source: US Census Bureau

In 1970, single-family homes comprised 71% of the Region’s housing stock, while multi-family homes and manufactured housing accounted for 23% and 6%, respectively. The percentage share of manufactured homes in the Region peaked in 1990 representing 9% of all housing units, but then dropped back to 7% by 2000. Statewide in 2000, the manufactured housing share was 6%, while nationally it was 8%. (See Figure 3 & Table 2)

FIGURE 3: Distribution of Housing Units in the SWRPC Region (1970-2000)

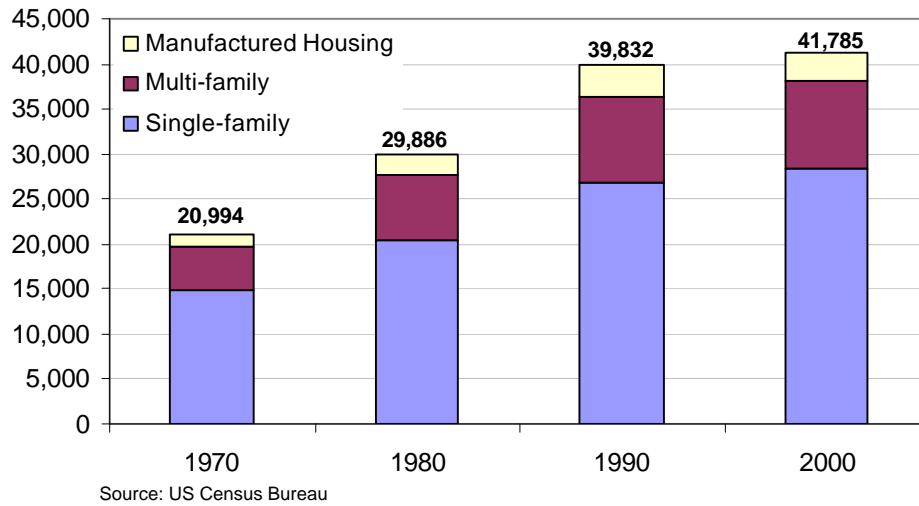


TABLE 2: Share of Total Housing Stock in the SWRPC Region (1970-2000)

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
Single Family	71%	68%	67%	68%
Multi Family	23%	25%	24%	23%
Manufactured Housing	6%	7%	9%	7%

Source: US Census Bureau

In the Southwest Region, the Towns with the highest percentages of manufactured homes are Greenville, Hinsdale, Winchester, Langdon, and Troy. Greenville has the highest percentage of its housing stock comprised of manufactured homes in the State with 32%. The Towns with the lowest percentages of manufactured homes are Sharon, Nelson, Francestown, Peterborough, and Westmoreland. (See Table 3)

TABLE 3: Towns with Highest & Lowest Percentage of Manufactured Homes*

Highest Percentage of Manufactured Homes*		Lowest Percentage of Manufactured Homes*	
	% Manufactured Homes*		% Manufactured Homes*
Greenville	32%	Sharon	0%
Hinsdale	25%	Nelson	1%
Winchester	18%	Francestown	1%
Langdon	14%	Peterborough	1%
Troy	13%	Westmoreland	1%

* As a percentage of Town's total housing stock
Source: US Census Bureau

Manufactured Housing Park Survey Results

The manufactured housing park survey was distributed in August, 2002 to municipal officials in each Southwest Region Town. The design of the survey was borrowed from the form developed by the Central New Hampshire Regional Planning Commission in 2001 for their regional manufactured housing park survey⁴. A copy of the SWRPC survey form can be found in Appendix A.

Total Number of Parks: Based on the survey results, there are thirty-three manufactured housing parks in the Region⁵. Hinsdale and Winchester have the most parks, with six each. Twenty-two towns have no manufactured housing parks. In terms of total lots, Keene, Hinsdale, Greenfield, and Swanzey have the most with 378, 286, 242, and 223, respectively. (See Table 4)

TABLE 4: Number of Manufactured Housing Parks & Lots* per Town

Town	# Parks	# Lots*	Town	# Parks	# Lots*
Alstead	1	23	Mason	0	0
Antrim	0	0	Nelson	0	0
Bennington	0	0	New Ipswich	1	47
Chesterfield	0	0	Peterborough	0	0
Dublin	0	0	Richmond	0	0
Fitzwilliam	1	16	Rindge	1	75
Francestown	0	0	Roxbury	0	0
Gilsum	0	0	Sharon	0	0
Greenfield	0	0	Stoddard	0	0
Greenville	4	242	Sullivan	1	9
Hancock	0	0	Surry	0	0
Harrisville	0	0	Swanzey	3	223
Hinsdale	6	286	Temple	0	0
Jaffrey	2	126	Troy	3	61
Keene	2	378	Walpole	1	5
Langdon	0	0	Westmoreland	0	0
Marlborough	1	34	Winchester	6	167
Marlow	0	0	Windsor	0	0

* Number of Lots reflects total number of manufactured housing lots in the parks identified through this survey. There may be manufactured homes on lots outside of parks that are not identified in this table.

Year Park Established: Of the 18 parks that identified the year they were established, 5 indicated the 1960's, 10 indicated the 1970's, and 3 indicated the 1980's. The oldest park identified is the Thicket Hill Village Manufactured Housing Park in Hinsdale which was established in 1962. The newest park identified is California Brook Estates in Swanzey which was established in 1989. The average age of the 18 identified parks is 29 years.

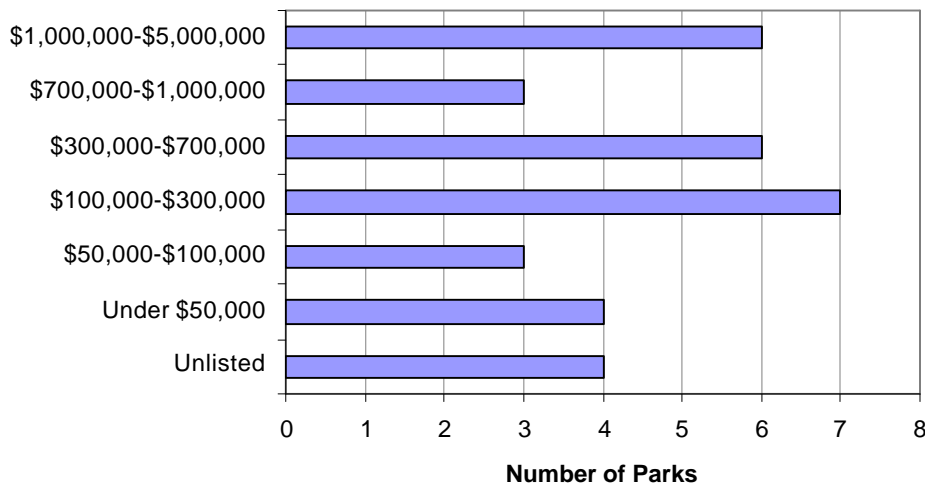
⁴ The report can be found online at: [http://www.nharpc.org/reports/central/MH Final Report.pdf](http://www.nharpc.org/reports/central/MH%20Final%20Report.pdf)

⁵ A listing of all the identified manufactured housing parks can be found in Appendix B

Type of Park: All of the manufactured housing parks were identified as ‘year-round’ facilities; none were identified as ‘seasonal’.

Assessed Value: The assessed value of the manufactured housing parks is based on the Town’s current assessment information. 24% of the manufactured housing parks have an assessed value below \$100,000. 55% of the parks have an assessed value between \$100,000 and \$1,000,000, while the remaining 21% have assessed values over \$1,000,000. (See Figure 4)

FIGURE 4: Assessed Value of Manufactured Housing Parks



Size of the Park: In terms of total land area, the Pine Acres Mobile Home Park in West Swanzey is the Region’s largest with a total area of 199.2 acres (only 30 developed acres). However, in terms of developed area, the Monadnock Tenant’s Cooperative in Rindge is the largest with 81 developed acres. The Region’s smallest park is 1.7 acres. In terms of total area, the average park size is 39 acres. In terms of developed area, the average park size is 19 acres. (See Table 5)

Number of Lots: As reported in the surveys, there are a total of 1,637 lots in manufactured housing parks in the Southwest Region. Tanglewood Estates in Keene has the most lots (323) with 318 of those reported as occupied. Five parks in the Region have over 100 lots, with the average park having 51 lots.

Of the 29 parks that reported lot occupancy, 14 are completely filled. The average park occupancy rate is 97%. (See Table 5)

Of the 28 parks that reported lot ownership type, 75% of the parks have lots that are rented, 14% of the parks have lots that are owned, and the remaining 11% of the parks have lots that are both rented and owned. At the State level, the New Hampshire Community Loan Fund’s Manufactured Housing Program provides

loans and technical assistance to help homeowners living in manufactured housing parks to buy and manage their parks as cooperatives.

TABLE 5: Park Size and Number of Lots Sorted by Town

<u>Park Name</u>	<u>City/Town</u>	<u>Size of Parcel (acres)</u>	<u>Developed Area (acres)</u>	<u># Lots</u>	<u># Occupied Lots</u>
Pine Needles Estates	Alstead	25.6	12	23	23
Sunset Villa	Fitzwilliam	3.5	--	16	16
Pleasant Street Park	Greenville	--	--	9	9
Vaillancourt MHP	Greenville	4	4	10	10
Frost Trailer Park	Greenville	10	10	29	28
Greenville Estates	Greenville	67.7	67.7	194	189
Paddock Park	Hinsdale	3	1	8	8
Stearns MH Park	Hinsdale	4.04	2	10	10
Raceway MH Park	Hinsdale	3.59	3.59	15	15
Freedom Acres Park	Hinsdale	44.3	5	34	33
Oak Hill Acres	Hinsdale	30	10	63	60
Thicket Hill Village	Hinsdale	130	35	156	154
Duval Mobile Home Park	Jaffrey	5	5	9	9
Forest Park Estates	Jaffrey	44	35	117	116
Tanglewood Estates	Keene	89.5	--	323	318
Base Hill Mobile Home Park	Keene	23.5	--	55	54
Mountain Village MHP	Marlborough	65	--	34	33
Vaillancourt Trailer Park	New Ipswich	92	--	47	41
Monadnock Tenant's Coop	Rindge	81	81	75	75
Woodland Acres	Sullivan	--	--	9	--
NA	Swanzy	1.7	1.7	3	3
California Brook Estates	W. Swanzy	72.4	72.4	98	98
Pine Acres Mobile Home Park	W. Swanzy	199.2	30	122	117
Colonial Gardens MHP	Troy	--	--	31	--
Silica Pond MHP	Troy	--	--	5	--
Woodland MHP	Troy	--	--	25	--
Hogans Trailer Park	Walpole	16.5	2	5	5
Fred's MHP	Winchester	2.1	2.1	6	5
Nancy J. Roy	Winchester	3.1	3.1	5	5
New Beginnings Cooperative	Winchester	5.3	5	26	25
Green Valley Park	Winchester	37	20	32	30
Elm Street Cooperative	Winchester	8.8	8.8	37	35
South Parrish Road Coop	Winchester	21	20	61	61

Restrictions to Size and Type of Home Allowed: Only three of the parks surveyed reported having restrictions to either the size or type of home allowed. Frost Trailer Park in Greenville has a maximum home size of 10' by 60'. Greenville Estates in Greenville allows manufactured homes only. Monadnock Tenant's Cooperative in Rindge does not allow double-wide homes.

Restrictions to the Type of Household that Can Live in the Park: Only one park reported having any restrictions on the type of household that can live in the park. Monadnock Tenant's Cooperative in Rindge restricts household size to 4 persons.

Park Roads: Of the 27 parks responding to the questions pertaining to park roads, 26 reported that their roads are private and are maintained by the park owner or tenants. One park reported that the Town maintains its roads. Nine parks reported that their roads are inspected by the Town/Police/Fire for safety purposes, while 15 parks reported that their roads are not inspected.

Water and Sewer Service to Parks: Of the 27 parks responding to the questions on park water supplies, 15 have water service provided by the Town, while the remaining 12 do not. 12 parks have water supplied by private wells. Municipal sewage service is provided to 8 of the parks, while the remaining 19 parks rely on private septic systems for sewage disposal. (*See Table 6*)

TABLE 6: Park Water and Sewer Service

	<u>YES (%)</u>	<u>NO (%)</u>
Does the town provide water to the park?	15 (56%)	12 (44%)
Are there private wells that serve the park?	12 (55%)	10 (45%)
Does the town provide sewage service to the park?	8 (30%)	19 (70%)
Are there any private septic systems in the park?	19 (70%)	8 (30%)

Park Capacity and Expansion: 19 of the 27 parks responding to the question on park capacity status indicated that they were built-out for the maximum number of permitted lots.

20 of the 24 parks responding to the question on park expansion indicated that their park could not expand beyond its current borders. For parks who could not expand beyond their current borders, 10 stated they were limited by zoning restraints and the remaining 2 parks were limited by adjacent wetlands.

Summary

The Southwest Region Manufactured Housing Park Survey provides an overview of current socio-economic and housing trends across the Southwest Region. These trends show a growing Region with a broad range of manufactured home densities among the Region's towns. A summary of the SWRPC's recent manufactured housing park survey is also presented to help build a better understanding of the parks found across our Region. It is hoped that this report will prove useful to municipal staff in developing master plans and in other local planning efforts. It is also hoped that this report will be useful to State agencies who work with housing or manufactured housing issues to provide a better understanding of the trends and dynamics occurring in the Southwest Region.

MANUFACTURED HOUSING PARK SURVEY

Do you have any parks in your town? yes (continue with survey)

no (return survey as is)

Name of Park _____

Address _____

City/Town _____ Zip _____

Name of owner _____

Tax Map & Lot Number _____

Name of owner _____

Park contact person (if different from owner) _____

Phone number _____

What year was the park established? _____

The park is seasonal year round both unknown

What is the assessed value of the park? \$ _____ year _____

What is the approximate size of the parcel where the park is located? _____

What is the approximate size of the developed area of the park? _____

How many lots does the park have? _____

How many lots are occupied? _____

Lots are: rented owned both unknown

Are there any restrictions to the size and type of home allowed in the park?

yes no unknown

If yes, please explain _____

Are there restrictions on the type of household that can live in the park (i.e. elderly only?)

yes no unknown

If yes, please explain _____

Are the roads private? yes no

Who takes care of the roads? _____

Are the roads inspected by Police/Fire/Town for safety? yes no

If yes, how often are the roads inspected? _____

Does the town provide water service to the park? yes no

Are there private wells that serve the park? yes no

 If yes, are they shared? yes no

Does the town provide sewage service to the park? yes no

Is there any private septic in the park? yes no

 If yes, do all the homes have their own system? yes no

Is the park at its capacity/built out for the maximum number of lots allowed?

yes no

 If no, do any of the following prevent the owner from developing further within the current park? road access sloping terrain wetlands

zoning other: _____

Could the park expand beyond its current borders? yes no

 If no, why not? road access sloping terrain wetlands

zoning other: _____

Your name: _____ Phone number: _____

Please list any other information you feel would be beneficial

➤ *Please attach a copy of the park's tax sheet with location noted.*

Thank You!

Please return to:

Southwest Region Planning Commission
 20 Central Square, 2nd Floor
 Keene, NH 03431

FAX (603) 357-7440

Manufactured Housing Parks Identified in the Survey

	<u>Park Name</u>	<u>Address</u>	<u>City/Town</u>
1	Base Hill Mobile Home Park	Base Hill Road	Keene
2	California Brook Estates	PO Box 627	West Swanzey
3	Colonial Gardens Manufactured Housing Park	--	Troy
4	Duval Mobile Home Park	Baldwin Road	Jaffrey
5	Elm Street Cooperative	15 Redwood Drive	Winchester
6	Forest Park Estates	Howard Hill Road	Jaffrey
7	Fred's Manufactured Housing Park	66 Manning Hill Road	Winchester
8	Freedom Acres Park	Plain Road	Hinsdale
9	Frost Trailer Park	602 Fitchburg Road	Greenville
10	Green Valley Park	Kapper Drive	Winchester
11	Greenville Estates	870 Fitchburg Road	Greenville
12	Hogans Trailer Park	River Road North	Walpole
13	Monadnock Tenant's Cooperative Inc.	30 Park Drive, Box 326	Rindge
14	Mountain Village Manufactured Housing Park	44 Ryan Road	Marlborough
15	NA	64 James Road	Swanzey
16	Nancy J. Roy	69 Clark Road	Winchester
17	New Beginnings Cooperative	Tamarack Circle	Winchester
18	Oak Hill Acres	Oak Hill Road	Hinsdale
19	Paddock Park	Brattleboro Road	Hinsdale
20	Pine Acres Mobile Home Park	PO Box 595	West Swanzey
21	Pine Needles Estates	Gilsum Mine Road	Alstead
22	Pleasant Street Park	Pleasant Street	Greenville
23	Raceway MH Park	Brattleboro Road	Hinsdale
24	Silica Pond Manufactured Housing Park	--	Troy
25	South Parrish Road Cooperative	136 South Parrish Road	Winchester
26	Stearns MH Park	Brattleboro Road	Hinsdale
27	Sunset Villa	NH Rte 12	Fitzwilliam
28	Tanglewood Estates	305 Maple Avenue	Keene
29	Thicket Hill Village	4 South Road	Hinsdale
30	Vaillancourt Trailer Park	--	New Ipswich
31	Vaillancourts Mobile Home Park	Adams Street	Greenville
32	Woodland Acres	--	Sullivan
33	Woodland Manufactured Housing Park	--	Troy