

Manufactured Home Park Minimum Acquisition Standards

The following design standards shall apply to any manufactured home park (MHP) receiving Minnesota Housing Finance Agency (Minnesota Housing) financing for acquisition. These standards do not apply to the acquisition or rehabilitation of manufactured homes themselves.

These standards are in addition to or supplement standards established by applicable building codes, local zoning, and other applicable regulations. Where two standards govern the same condition, conformance to the most restrictive standard is required. Regardless of whether the local jurisdiction has adopted or not adopted the Minnesota State Building Code, all site improvements receiving Minnesota Housing financing must be in compliance with Minnesota State Building Code.

When strict compliance to these standards is not feasible, Minnesota Housing staff should be contacted to discuss whether a waiver is justifiable. Minnesota Housing cannot grant a waiver for any standard governed by building codes, local zoning, or other applicable regulation.

Purpose: To ensure any MHP (land and common structures) financed by Minnesota Housing is in compliance with all applicable codes and regulations and meets the following Minnesota Housing requirements:

Requirements:

Any MHP that is undergoing acquisition with Minnesota Housing funds must meet requirements associated with the following standards:

- A. **Health and safety.** The MHP must be free of all health and safety defects. Any health and/or life threatening deficiency must be addressed
- B. **Storm shelter or an approved evacuation plan** must be provided in accordance with Minnesota Statutes and General Requirements prepared by Minnesota Department of Health. Each resident must be provided with a copy of the approved shelter or evacuation plan.
- C. **Density/spacing.** The MHP must comply with spacing requirements for manufactured homes as promulgated by Minnesota Statutes and Minnesota Department of Health regulations.
- D. **Utilities.** Each manufactured home must be provided with the following:
 1. **Water supply.** An adequate supply of water of safe, sanitary quality shall be furnished. The source of water supply shall be approved by the

- Minnesota Department of Health. Minimum water riser size is $\frac{3}{4}$ inch in diameter and must be separated from any sewer riser by at least 10 feet.
2. ***Sewage disposal.*** All sewage and waste water must be discharged to an approved municipal sewage system via a 4 inch minimum diameter sewer riser pipe. All plumbing shall be installed in accordance with the rules of the state commissioner of Minnesota Department of Labor and Industry and the provisions of the Minnesota Plumbing Code. Minnesota Housing requires sanitary sewer lines to be videoscoped to detect if any repair/maintenance is necessary.
 3. ***Electricity.*** Each manufactured home must have direct access to electricity from a public or municipal utility or electric cooperative. All installations must be in compliance with applicable laws and rules regulating the licensing and inspection of electrical work and the National Electric Code.
- E. ***Environmental Contamination.*** The MHP shall be free of hazardous material, contamination, toxic chemicals and gases, and radioactive substances where a hazard could affect the health and safety of occupant or conflict with the intended utilization of the property.
1. ***Phase I Environmental Site Assessment (ESA).*** A Phase I ESA is required and shall be conducted in accordance with Minnesota Housing [Phase I Environmental Assessment](#) standards. If any recognized environmental condition is discovered as a result of the Phase I ESA a Phase II ESA may be required.
 2. ***Visual Assessment.*** Any common and/or maintenance structure located within the MHP that was initially constructed prior to 1978 shall have a Visual Assessment conducted by a person trained per HUD's [Visual Assessment Training](#) to identify deteriorated paint. If deteriorated paint, or dust, or debris, or paint chips is observed via a Visual Assessment then lead hazard evaluation and lead hazard reduction shall be performed in accordance with [Minnesota Housing Lead-Based Paint Policy](#).
- F. ***Storm water.*** The MHP shall be well drained. There shall be no standing water in non-designated holding pond areas 12 hours after a rain event. Surface drainage must be directed away from any sewer riser pipe.
- G. ***Security lighting.*** All walkways, drives and commonly used areas within the MHP must be provided with adequate night lighting.
- H. ***Play area/play equipment.*** A play area with play equipment shall be provided in accordance with Minnesota Housing's Play Area/Play Equipment standards as stipulated in the Minnesota Housing's Rental Housing Minimum New Construction Standards.

- I. **Landscaping.** Landscaping, if provided, shall be completed in accordance with [Minnesota Overlay to the Green Communities Criteria](#).
- J. **Streets and roadways.** Streets and roadways shall be maintained to permit passage of emergency vehicles and normal resident travel. A speed limit of 10 mph shall be posted throughout.
- K. **Motor vehicle parking.** A minimum of one off-street parking stall per unit shall be provided. The space between manufactured homes may be used for parking of motor vehicles and other property, if the vehicle or other property is parked at least 10 feet from the nearest adjacent manufactured home position.
- L. **MHP signage.** A permanent development sign shall be provided and installed onsite. It shall provide name of development, Equal Housing Opportunity logo, and leasing information/phone number.
- M. **Other standards.** If site improvements are proposed or determined necessary by Minnesota Housing, they shall conform to applicable [Minnesota Overlay to the Green Communities Criteria](#) and other Minnesota Housing standards as determined applicable by Minnesota Housing.