



Should you have any questions or concerns, please do not hesitate to contact me at  
. Thank you again for your help and cooperation.

Sincerely,

Barbara Dacy, AICP, PHM  
Executive Director

CC: Jay Jensen, Shelter Corporation

**Closure Statement  
Whispering Oaks Manufactured Home Park  
Oakdale, Minnesota**

**Notice of Closing of Whispering Oaks Manufactured Home Park**

Owner: Washington County Housing and Redevelopment Authority  
Barbara Dacy, Executive Director

**Closing Date: August 15, 2007**

**Notice to:**

- 1. Residents of Whispering Oaks Manufactured Home Park**
- 2. City of Oakdale, Craig Waldron, City Administrator**
- 3. City of Oakdale Planning Agency, Brent Brommer, Community Development Director**
- 4. Mayor and City Council, City of Oakdale**
- 5. Bill Rasmussen, Planning Commission Chair**
- 6. Minnesota Department of Health**
- 7. Minnesota Housing Finance Agency**

**Notice of Closing**

This document provides notice from the Washington County Housing and Redevelopment Authority (WCHRA) that the Whispering Oaks Manufactured Home Park will close no later than **August 15, 2007**. It also addresses the availability, location, and potential cost of adequate replacement housing, as well as the probable relocation costs of existing manufactured homes.

**I. Impact on Residents**

All residents will be displaced by the closing of Whispering Oaks. The impact of the resident displacement will be minimized by eligible residents receiving relocation benefits and assistance provided for:

1. Uniform Real Property Acquisition and Relocation Act of 1970, as amended.
2. Minnesota Statutes 327c.095, State Closure Law
3. City of Oakdale Ordinance, Chapter 11, article II, Municipal Closure Law

Two general information meetings were held on December 13, 2004, and December 19, 2005, with residents to discuss resident relocation rights, benefits and process. A third general information meeting will be held after this closure statement has been issued. Our relocation consultant will then work individually with Whispering Oaks residents to prepare for their displacement and subsequent move.

**The WCHRA will make available:**

**(A) Eligible Relocation Costs**

**Option 1: Manufactured home is moved.**

The WCHRA will pay to displaced residents the reasonable cost of relocating the manufactured home to another manufactured home park within a 25-mile radius of Whispering Oaks.

Reasonable relocation costs shall include:

- a. The actual expenses incurred in moving the displaced resident's manufactured home and personal property, including the reasonable cost of disassembling, moving, and reassembling any attached appurtenances, such as porches, decks, skirting and awnings that were not acquired after notice of closure or conversion of the park, and utility "hook-up" charges.
- b. The cost of insurance for the replacement value of the property being moved.
- c. The cost of repairs or modifications that are required in order to take down, move and set up the manufactured home.

**Option 2: Manufactured home may not be moved.**

If the WCHRA determines the manufactured home can not be economically relocated due to its physical condition, and/or unit age, the WCHRA will acquire the manufactured unit from the displaced resident. The WCHRA will be responsible for removal or demolition of the unit.

**(B) Replacement Housing Payment (Option 2 only if Manufactured Home cannot be moved)**

To help the displaced resident buy a comparable replacement home, the displaced resident will receive relocation assistance equal to the sum of the following three costs:

**1) Purchase Price Differential**

If the cost of comparable replacement housing exceeds the amount the WCHRA pays for the displaced resident's present home, the displaced resident may be eligible for a payment to cover the difference. The WCHRA will inform the displaced resident in writing of the location and cost of comparable replacement housing, and explain the basis of its determination, so that the displaced residents will know in advance how much assistance they may receive.

The displaced resident is free to purchase any decent, safe and sanitary housing unit of their choice. If the purchase price of the resident's home in Whispering Oaks is less than the cost of a comparable replacement home, the payment will be limited to the actual difference. If the purchase price of the resident's home in Whispering Oaks exceeds the cost of a comparable home, the payment will be based on the cost of a comparable home.

**2) Mortgage Interest Differential Payment**

This amount covers the "present value" of the additional costs required to finance the purchase of a replacement home that result if the interest rate the displaced resident must pay for a new mortgage is higher than the interest rate on the mortgage on the displaced

resident's present home. The payment is based on the lesser of the mortgage balance on the present home or the new mortgage amount. To be eligible, the mortgage on the displaced resident's home must have been a valid lien for at least 180 days before the WCHRA's initial written purchase offer for the home.

**3) Incidental Expenses**

This amount covers those extra costs typically charged when one buys real property, such as the cost of preparing the deed and recording fees; the cost of title insurance, revenue stamps and transfer taxes (not to exceed the cost for comparable replacement housing); loan application, loan origination and appraisal fees; the cost of a credit report; and for other costs such as certification of structural soundness and home inspection. It does not cover prepaid expenses, such as property taxes and insurance.

**(C) Move of Personal Property (Options 1 and 2)**

The WCHRA is responsible for the cost of packing, cartage, and unpacking of the displaced resident's personal property anywhere within a 50-mile radius. This can be accomplished in either two ways.

**1. Actual Cost**

The WCHRA will hire a professional mover to conduct the move on the displaced resident's behalf. The WCHRA will pay the mover directly.

**2. Self Move**

The WCHRA will pay the displaced residents to move themselves. The actual payment is determined by the number of rooms that are occupied.

## **II. Availability of Replacement Housing**

**1. Manufactured Home Park Lots**

Attached is a tabulation of a telephone survey conducted by Wilson Development Services during the week of November 6, 2006, of existing manufactured home parks in the Twin City Metro Area. There were a total of 458 vacant lots and 297 manufactured housing units for sale in our review of 57 parks (see Exhibit A).

The need for replacement manufactured home lots is expected to be less than five lots due to the physical condition and age of the units in Whispering Oaks. Only four units are 1996 or newer. In the spring 2002 resident survey, only six residents believed that their unit could be moved. Further, only nine residents responded that a manufactured home was their choice for a replacement home.

**2. Manufactured Homes for Sale**

The Manufactured and Mobile Home Market Place website identifies 16 manufactured homes for sale in the Washington County area for the week of November 9, 2006.

### 3. Rental Housing

The metropolitan area has a large inventory of rental housing available. The attached results of our replacement unit search at TwinCities.com currently have 428 listings within the northeast side of the metro area (see Exhibit B).

The potential cost of adequate replacement housing for lots, manufactured homes, and rentals within a 25-mile radius of Whispering Oaks varies, although a general monthly range from the sources listed above is as follows:

<b>Typical Monthly Rent</b>	<b>Range</b>
Manufactured Home Lot	\$400 - \$450
Apartment – 1 Bedroom	\$700 - \$750
Apartment – 2 Bedroom	\$825 - \$875
Apartment – 3 Bedroom	\$1,120 - \$1,200
Townhouse – 2 Bedroom	\$1,100 - \$1,200
Townhouse – 3 Bedroom	\$1,100 - \$1,300

### III. Probable Cost of Relocation

The WCHRA has budgeted \$1,404,000 for displaced resident relocation, moving expenses, and removal of manufactured homes, if they cannot be moved. Individual claims will vary widely with the acquisition costs, size and condition of the individual units.

#### Typical Relocation Cost Range

	<b>Relocation Expense</b>	<b>Cost Range</b>
<b>A</b>	Actual move/set-up of units	\$3,500 - \$10,000
<b>B</b>	Replacement housing payments	\$10,000 - \$25,000
<b>C</b>	Move of personal property	\$1,000 - \$2,500

**Washington County-Whispering Oaks**

**November 2006 Study**

**Exhibit A**

Name and Location	County	Total lots	Vacant lots	Approx.# of homes for sale	Application fee	Lot rent	Age of home allowed	Building additions allowed	Sheds OK
Baldwin Lakes Estates Lino Lakes	Anoka	95	1	3	25	298-409	1975 must have vinyl	Deck	*
Blaine International Village Blaine	Anoka	521	8	30	25	305-33	2002	Deck	*
Castle Towers Bethel	Anoka	180	25	5			'99 or newer		
Centennial Square MHP Blaine	Anoka	569	2-3	3	35	355	'90 or newer	Yes	*
Creekside Coon Rapids	Anoka	256	0	6	25	335	2000	No	
Flamingo Terrace MHP Ham Lake	Anoka	282	3	9	25	305-325	2000	Deck	*
Northview Villa MHC Blaine	Anoka	201	0	4	25	370	2000	Deck Garage carport	*
Park of Four Seasons Blaine	Anoka	472	50	8	25	451-462	1995	Yes	*
Paul Revere Community Lexington	Anoka	151	17	4	25	405	Must be to code	Yes	*
Restwood Terrace Circle Pines	Anoka	288	4	4	25	370-380	10 years or newer	Deck	*
Sandpiper Bend MHC Blaine	Anoka	227	0	4	25	345	2000	Deck Garage carport	*

Name and Location	County	Total lots	Vacant lots	Approx.# of homes for sale	Application fee	Lot rent	Age of home allowed	Building additions allowed	Sheds OK
Village Green North Coon Rapids	Anoka	174	6-7	3	25	300-305	2000	Entry area Deck	
Woodhaven MHC St. Frances	Anoka	309	0	12	35	355-385	New	Garage is there	*
Brandondale MHP Chaska	Carver	493	40	6	25	402-432	1995 or newer	Porch Entry area	
Branch Mobile Home Park North Branch	Chisago	114	1	4	25	285-300	10 years or newer	Porch Deck	*
River Bend MHP Wyoming	Chisago	52	0	6	50	330-340		Deck Entry area	*
Stonegate MHP Ostego	Chisago	50	0	1	25	275 1/1 285	3 years or newer	Deck Entry area	*
Ardmor Village MHC Lakeville	Dakota	339	128	6	25t	438	5 years or newer	Deck	*
Cedar Knolls Apple Valley	Dakota	458	20	7	25	494	1995 or newer	Porch Deck	*
Emerald Hills Village Inver Grove Heights	Dakota	401	4	5	25	408-418	Vinyl and shingles	Deck Porch	*
North Creek MHC Farmington	Dakota	164	4	4	25	365-375	10 years or newer	Decks	*
Queen Anne Courts MHC Lakeville	Dakota	157	1	2	25	375-390	1978 or newer	Deck Entry area	*
Rambush Estates MHP Burnsville	Dakota	223	10	3	25	479	1985 or newer	Deck Entry area	

Name and Location	County	Total lots	Vacant lots	Approx.# of homes for sale	Application fee	Lot rent	Age of home allowed	Building additions allowed	Sheds OK
Rosemount Woods Rosemount Woods Rosemount	Dakota	182	0	1	25/adult	457-475	10 years or newer	Deck Entry area	*
Skyline Village MHC Inver Grove Heights	Dakota	398	2	7-8	25	452-472	Any age	Deck Entry area	*
Sunny Acres MHP Burnsville	Dakota	219	12	10	25/adult	377-400	Must see	Deck	*
Three Rivers Hastings	Dakota	333	15	6	25	385	4 years or newer	Deck Garage	*
Dayton MHP Osseo	Hennepin	243	0	12	25	360	Anything	W/permits	*
Rockford Riverview Estates Rockford	Hennepin	428	4	Several	25	260-295	New	Deck	*
Southgate Mobile Village Minneapolis	Hennepin	48	0	0	25	360	10 years or newer	Deck	*
Crestwood Mobile Home Pk Minneapolis	Hennepin	50	0	1	25	360	New	Deck	
Sun Valley Plymouth	Hennepin	65	0	2	0	285 up 300	Must see	Deck Porch	*
Sunny Side Minneapolis	Hennepin	36	0	0	35	280	New	No	
Woodlawn Terrace Richfield	Hennepin	70	2	2	25	33	New	Deck	*

Name and Location	County	Total lots	Vacant lots	Approx.# of homes for sale	Application fee	Lot rent	Age of home allowed	Building additions allowed	Sheds OK
Beaver Lakes Estates Maplewood	Ramsey	254	0	5	25	371	Must see	Deck Porch	required
Brookside MHP Shoreview	Ramsey	214	1	3	25	370-380	Must see	Porch Entry area	*
Colonial Village Moundsview	Ramsey	194	2	20	25	352-359	Must see	Decks Prefab additions	required
Five Star Mobile Home Estates Vadnais Heights	Ramsey	250	12	3	25	360	5 years or newer	Yes/permit	*
Lakeside Homes New Brighton	Ramsey	245	5	6	0	305 1/1 315	New	Deck	*
Moundsview MHC Moundsview	Ramsey	153	3	2	25	332	5 years or newer	Deck	*
North Star Estates Little Canada	Ramsey	209	0	12	25	430	5 years and newer	Deck	*
Park Estates MHC Maplewood	Ramsey	115	4	4	25/adult	320-400	new	Deck garage	*
Rolling Hills of Maplewood Maplewood	Ramsey	357	0	15	25t	400-410	Must see	Deck	*
Terrace Heights MHP Little Canada	Ramsey	183	0	3	25	260-280		Deck	*
Townsedge Terrace Moundsview (no dogs)	Ramsey	238	0	4-5	35	350	Vinyl siding	Deck	*

Name and Location	County	Total lots	Vacant lots	Approx.# of homes for sale	Application fee	Lot rent	Age of home allowed	Building additions allowed	Sheds OK
Bonnevista Terrace Shakopee	Scott	200	20	0	25	410	Must have vinyl siding	Deck	
Mobile Manor Shakopee	Scott	59	0	0	25	270	Must see	Porch Decks	
Valley Green Jordan	Scott	390	28	4	25	429	1980's or newer	Deck Entry area	*
Darkenwald's Riverbend Elk River ?	Sherburne	199	0	10	25	310		Deck	
Eastview MHP Annandale	Sherburne	303	15	4-5	20	175	15 years or newer must see	Porch Deck	*
Country View Court Somerset, WI	St. Croix	31	4	1	25	320	10 years or newer	Deck Porch	*
Huntington MHP New Richmond, WI	St. Croix	28	2	1	25	225	1990 or newer Must see	Deck	*
Cimarron Park Lake Elmo	Washington	505	0	2	25	491	1997 or newer	Deck Porch	*
Cottage Grove Estates Cottage Grove	Washington	103	0	2	25	375-400	'90 or newer	Deck	*
Landfall Terrace MHP Landfall Village	Washington	304	1 now 1 Spring	8	25	273-336	Must see	Per city	*
Twenty Nine Pines MHC Oakdale	Washington	154	0	5	25	357-383	Must see	Deck	*
Twin Pine Mobile Home Park Hugo	Washington	132	2	3	25	255-265	New	Deck	*
<b>TOTAL PARKS</b>	<b>57</b>	<b>13394</b>	<b>458</b>	<b>297</b>					

## **Exhibit B**

### **WHISPERING OAKS ALTERNATIVE HOUSING**

#### **RENTALS**

**(Includes houses, apartments & townhomes  
conducting a search using Twin Cities.com)**

#### **Cities**

Maplewood	64 Listings
City of Oakdale	17 Listings
City of Roseville	80 Listings
White Bear Lake	29 Listings
Vadnais Heights	20 Listings
St. Paul	197 Listings
Little Canada	4 Listings
Woodbury	17 Listings

#### **MOBILE HOMES FOR SALE**

**(using MHVillage, listing sheets available)**

Maplewood	2 Listings
Lake Elmo	2 Listings
Inver Grove Heights	5 Listings
Columbia Heights	1 Listing
Mounds View	6 Listings
Ham Lake	3 Listings
Fridley	2 Listings
Circle Pines	3 Listings
Woodbury	4 Listings
Blaine	21 Listings