The Benefits and Challenges of Older Adults Aging in Place in Manufactured Housing Communities

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Andrée Tremoulet, Portland State University
Lauren Mahoney
National Consumer Law Center

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National Elder Rights Training Project for the National Legal Resource Center. Sponsorship for this Webinar is provided by the National Consumer Law Center and a grant from the Administration for Community Living.
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Collaboration developed by the Administration for Community Living/Administration on Aging between the National Consumer Law Center, Justice in Aging, American Bar Association Commission on Law and Aging, Center for Elder Rights Advocacy, and the Center for Social Gerontology

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- Request consulting
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• Andree is a research associate and adjunct assistant professor at Portland State University’s School of Urban Studies and Planning, where her research focuses on the intersection of affordable housing, land use planning and transportation.

• She also works with nonprofit and public clients on issues touching people and places at the fringe through her consulting firm, Commonworks Consulting.
Presenter – Ishbel Dickens

• Ishbel has been the Executive Director of the National Manufactured Home Owners Association since November, 2010. Prior to this Ishbel was a staff attorney at Columbia Legal Services in Seattle.

• She is involved in policy changes at the local, state and federal levels that will help manufactured homeowners preserve their lifestyle choice. Ishbel has spoken at numerous conferences around the country on issues facing manufactured homeowners and offered a range of possible solutions.

• Ishbel was born in Scotland and has lived in the United States for more than 30 years.
Moderator – Odette Williamson

- Odette has been a staff attorney at NCLC since 1999. Prior to this she was an Assistant Attorney General in the Massachusetts Office of the Attorney General where she concentrated on civil enforcement actions against individuals and businesses for violation of consumer protection and other laws.
- As an AAG she also served on the Elder Law Advocates Strike Force to combat unfair and deceptive acts against elderly citizens. She attended Tufts University and Boston College Law School. She is co-author of NCLC's Foreclosures and Foreclosure Prevention Counseling.
Aging in Place in Manufactured Housing Communities

Andree Tremoulet, PhD
Portland State University Center for Urban Studies
Manufactured Housing Communities and Their Residents

INTRODUCTION
Evolution of Manufactured Housing

The THRILL of TRAVEL ... The COMFORT of HOME

1937 Pierce Arrow Travel Lodge

1986 Post “HUD Code” Manufactured Home

Mobile Home in Iowa, 1960

Contemporary Manufactured Home
**Manufactured Home**


Kitchen Detail
[http://www.highlandmanufacturing.com](http://www.highlandmanufacturing.com)
Manufactured Housing Community

Divided Asset Ownership =

- Investor owns land and common area buildings and improvements
- Homeowners own homes and pay space rent monthly to investor


[http://radioeurop.com](http://radioeurop.com)

Older Florida MH Community
Who Lives in Manufactured Housing Communities Today?

Approximately 2 - 3 Million Households

Source: American Housing Survey, 2013
## Age Profile of MHC Residents

### Age of Householder

<table>
<thead>
<tr>
<th>Age Group</th>
<th>MH Communities</th>
<th>All but MHC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 25</td>
<td>5%</td>
<td>4%</td>
</tr>
<tr>
<td>25 to 29</td>
<td>9%</td>
<td>7%</td>
</tr>
<tr>
<td>30 to 34</td>
<td>9%</td>
<td>9%</td>
</tr>
<tr>
<td>35 to 44</td>
<td>14%</td>
<td>17%</td>
</tr>
<tr>
<td>45 to 54</td>
<td>15%</td>
<td>20%</td>
</tr>
<tr>
<td>55 to 64</td>
<td>19%</td>
<td>19%</td>
</tr>
<tr>
<td>65 to 74</td>
<td>17%</td>
<td>12%</td>
</tr>
<tr>
<td>75 and over</td>
<td>13%</td>
<td>10%</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, American Housing Survey 2013.
Poverty Status of MHC Households

For a family of two, the poverty threshold was $15,510 in 2013.

Source: U.S. Census Bureau, American Housing Survey 2013.
Disability Status of MHC Residents

Person with Disability in Housing Unit

- With a disabled person: 28% (MH Community), 18% (All but MHC)
- Without a disabled person: 72% (MH Community), 82% (All but MHC)
- Not Reported: 0% (MH Community), 1% (All but MHC)

Source: U.S. Census Bureau, American Housing Survey 2013.
AGING IN PLACE IN MANUFACTURED HOUSING COMMUNITIES
Topics

- Why do older adults choose to move to MHCs?
- What features of MHCs support aging in place?
- How can allies help improve the experience of aging in place in MHCs?
Why Do Older Adults Move to MHCs?

- A major life change—death, divorce, health change requiring one-story living
- Wanted to downsize and reduce home & yard maintenance
- Wanted a community lifestyle
- Affordable option for retirement—more home, privacy & control over living space for less money & lower taxes
Supporting Aging in Place

Physical features
• Defined community with delineated perimeter, internal streets & informal gatekeepers
• Slow-moving vehicle traffic
• Meeting place/clubhouse
• Their own homes
• Individual yards

Social characteristics
• Residents can distinguish neighbors from strangers., know who “belongs.” Feel safe
• Walk safely, active living
• Gather, socialize, plan activities
• Sense of control
• Have pets, garden, spend time outside.

Sense of community
Safety Net for *Individuals*

- Residents watch out for each other
  - Can tell if someone is not following routine
- Residents help each other in emergencies
  - Transportation, food, animal care, medications
- Residents help vulnerable neighbors
  - Home repairs, information, in touch with relatives
- But...there is a limit to what can be done
Community Capacity

- Strong Internal Bonds
- Problem Solving Ability
- Access to Outside Resources
- Shared Fate

Chaskin, 2001
Putting the Pieces in Place

Shared Fate

Strong Internal Bonds

Problem Solving Ability

Access to Outside Resources

Chaskin, 2001
Potential Models

- Naturally Occurring Retirement Communities
- Village Approach

*Challenge: Cost of Services*
NORCs

Naturally Occurring Retirement Communities

Geographically defined areas with high concentrations of older adults. Hunt & Gunter-Hunt, 1985
NORC-SSPs

- NORCs with coordinated support service provision
  - Goals: Stay healthy, improve quality of life & stay in home longer
  - Services organized by resident council or outside agency with resident advice.
  - Contract out management
  - Costs covered in a variety of ways
    - Individual pay
    - Membership dues
    - Government programs
    - Fundraising
A Variety of Models Exist

• Penn South in Manhattan (1986): working class housing co-op where people aged in place & needed services
• Beacon Hill Village in Boston: wealthy homeowners
• New York City: 7 serving more than 6,000 seniors in Public Housing
  www.urbanomnibus.net/2010/03/norcs-in-nyc/
Village Approach

I am part of a Village because...

I like to do my own shopping

http://www.vtvnetwork.org/
Good Reading

How the Trailer Park Could Save Us All
Lisa Margonelli · Apr 22, 2013

A healthy, inexpensive, environmentally friendly solution for housing millions of retiring baby boomers is staring us in the face. We just know it by a dirty name.
**In Conclusion... What Allies Can Do**

<table>
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<tr>
<th>R-E-S-P-E-C-T</th>
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<tbody>
<tr>
<td>See</td>
</tr>
<tr>
<td>Work with the community in place</td>
</tr>
<tr>
<td>Listen, ask, offer, accept</td>
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</tbody>
</table>
What Allies Can Do #2

- Personal introductions to resource people
- Health Services: Visiting nurse
- Personal Services: IADLs & ADLs
- Home Maintenance: housekeeping, handyman
- Legal Services: preserving this lifestyle
This is a trailer park

- “Trailer Park” by Sutton, Berens and Culler, toured urban neighborhoods in the Summer of 2003.
This is multi-family housing!
This is a manufactured housing community/mobile home park
Ishbel Dickens, Esq. Executive Director

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Questions?
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• Thank you to our speakers!

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