

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

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July 23, 2015

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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Providing Legal Support to the
Aging Advocacy Network

- <http://nlrc.acl.gov/index.aspx#network>
- 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
- See upcoming trainings, conferences, and webinars
- Request a training
- Request consulting
- Request technical assistance
- Access articles and resources





Presenter – Andree Tremoulet

- 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



TRAVELDGE, Model B: Kitchen facilities, dinette, refrigeration, two double beds, bath-room, heating stove, wardrobe, china and oven cabinets, cupboards, drawers.

TRAVELDGE, Model C: Light, compact, a full measure of utility to accommodate two people. Arrangements for four can be made if desired. Equipped with cooking stove, large double bed, china cabinets, drawers and wardrobe.

VERY convenience of home is provided in the Travelodge. Electric lights operate from either 6-volt or 110-volt current.

Light sockets are provided for the connection of table lamps, electric toasters, percolators, or other appliances.

All models are wired for radio which may be operated on either 6-volts or 110-volts. Doors and windows fitted with copper screens,

strong, substantial, impervious to weather.

The floor covering is a fine grade inlaid linoleum on both Model A and Model B.

Plain linoleum is the standard floor covering on Model C, but the inlaid type may be had if desired.

The studio couches and bed mattresses are the inner spring type, deeply and luxuriously padded for perfect comfort.



1937 Pierce Arrow Travel Lodge



Mobile Home in Iowa, 1960



1986 Post "HUD Code" Manufactured Home



Contemporary Manufactured Home

Manufactured Home



Fleetwood Homes Factory, Idaho, 2012 Wall Street Journal, <http://www.wsj.com>



Alabama Manufactured Home. <http://dehouss.com/manufactured-homes>



[Kitchen Detail](http://www.highlandmanufacturing.com)
<http://www.highlandmanufacturing.com>

Manufactured Housing Community



Highland Estates, a 327-space community in Kutztown, Pa. UMH Properties <http://www.wsj.com>

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>



Older Florida MH Community

Who Lives in Manufactured Housing Communities Today?



**Approximately
2 - 3 Million
Households**

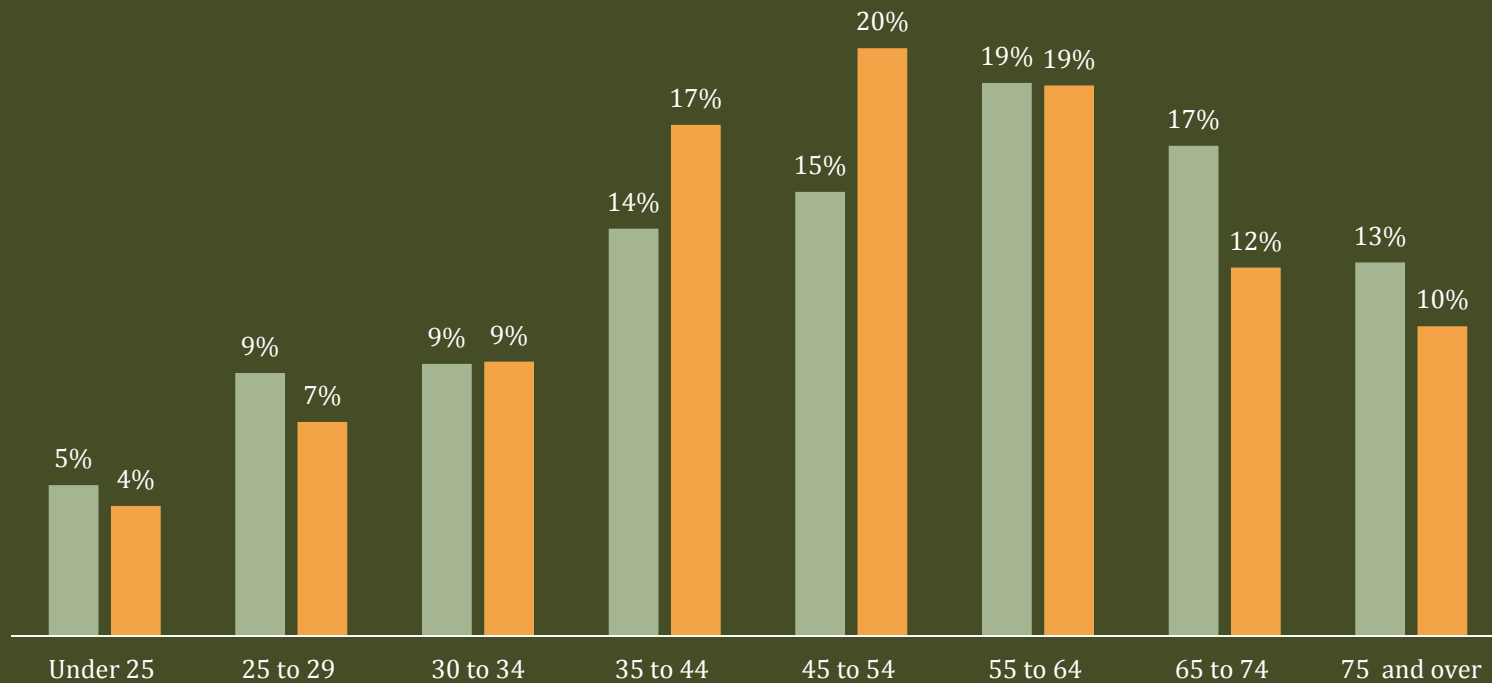
Source: American Housing Survey, 2013



Age Profile of MHC Residents

Age of Householder

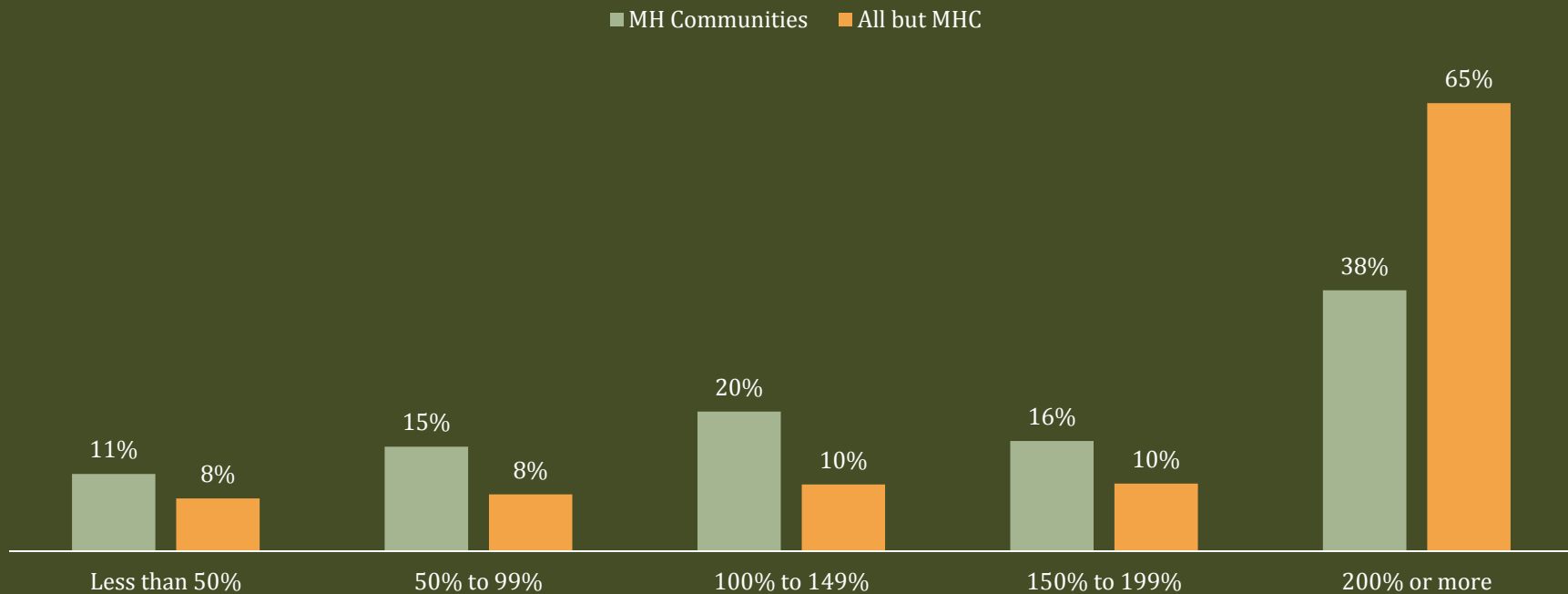
■ MH Communities ■ All but MHC



Source: U.S. Census Bureau, American Housing Survey 2013.

Poverty Status of MHC Households

Poverty Status of Household

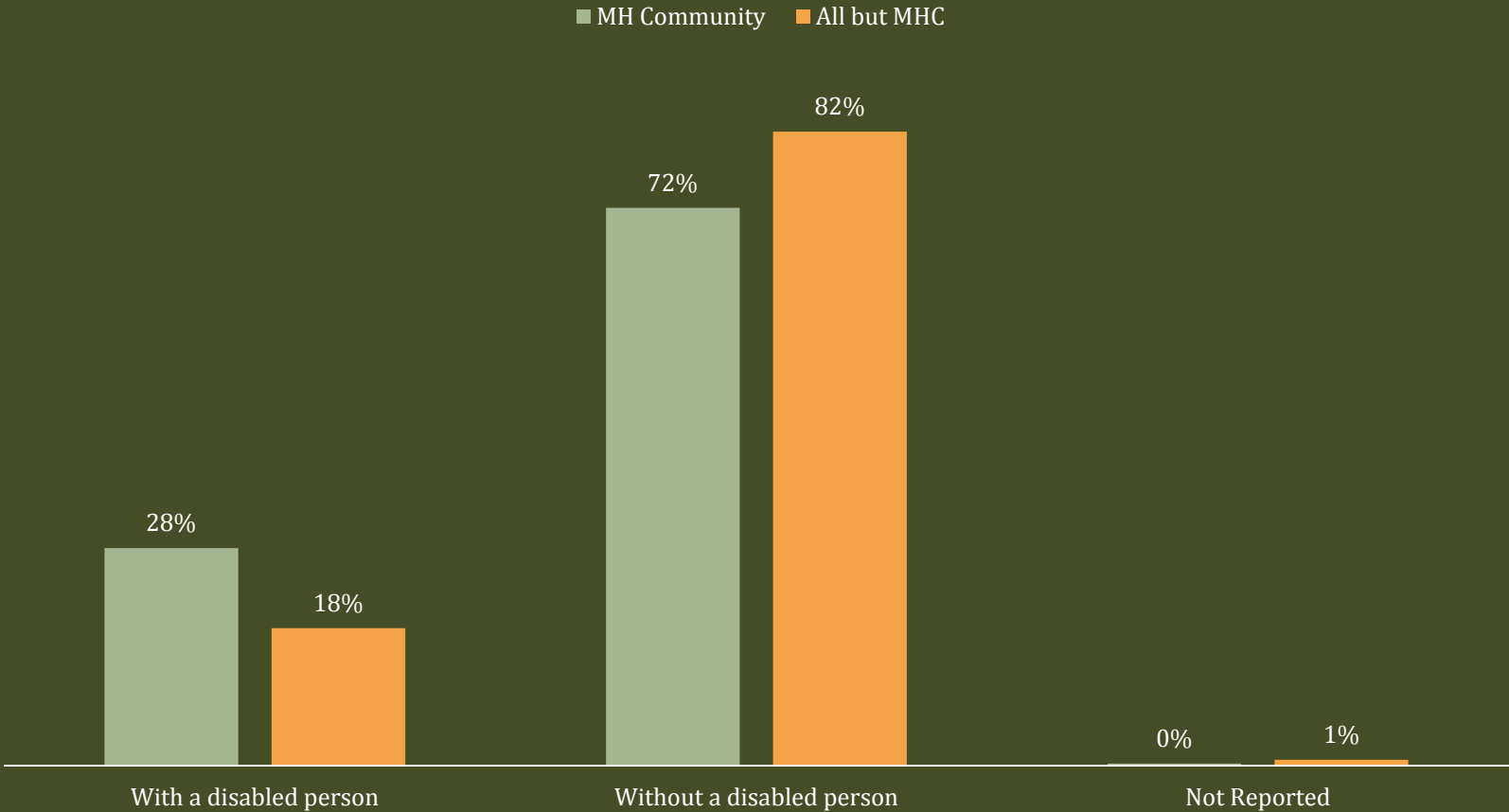


Source: U.S. Census Bureau, American Housing Survey 2013.

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

Disability Status of MHC Residents

Person with Disability in Housing Unit



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 life style
- Affordable option for retirement—more home, privacy & control over living space for less money & lower taxes



Healthy Aging



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

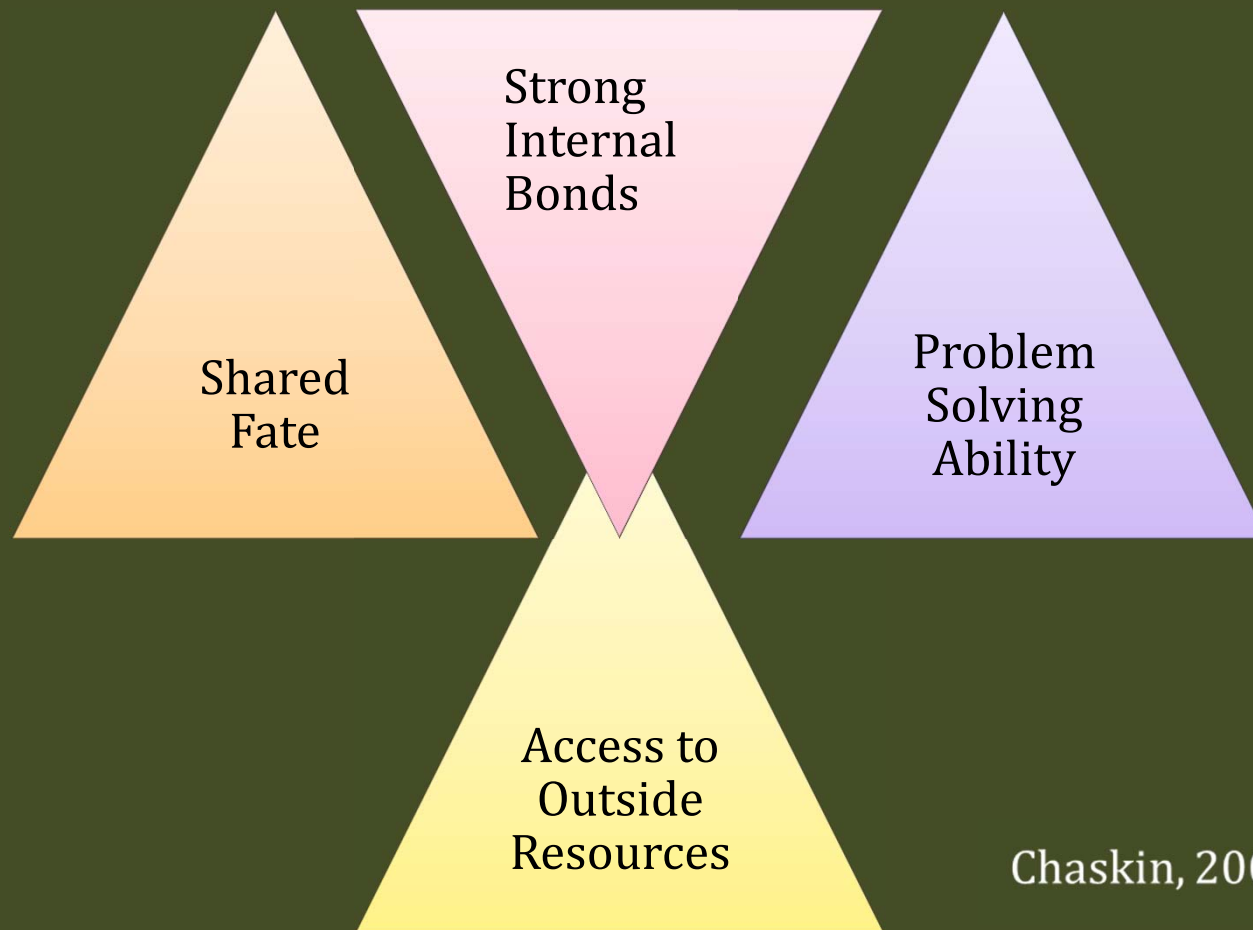
- Residents can distinguish neighbors from strangers., know who “belongs.” Feel safe
- Walk safely, active living
- Gather, socialize, plan activities
- Sense of control
- Have pets, garden, spend time outside.

Sense of community

Safety Net for Individuals

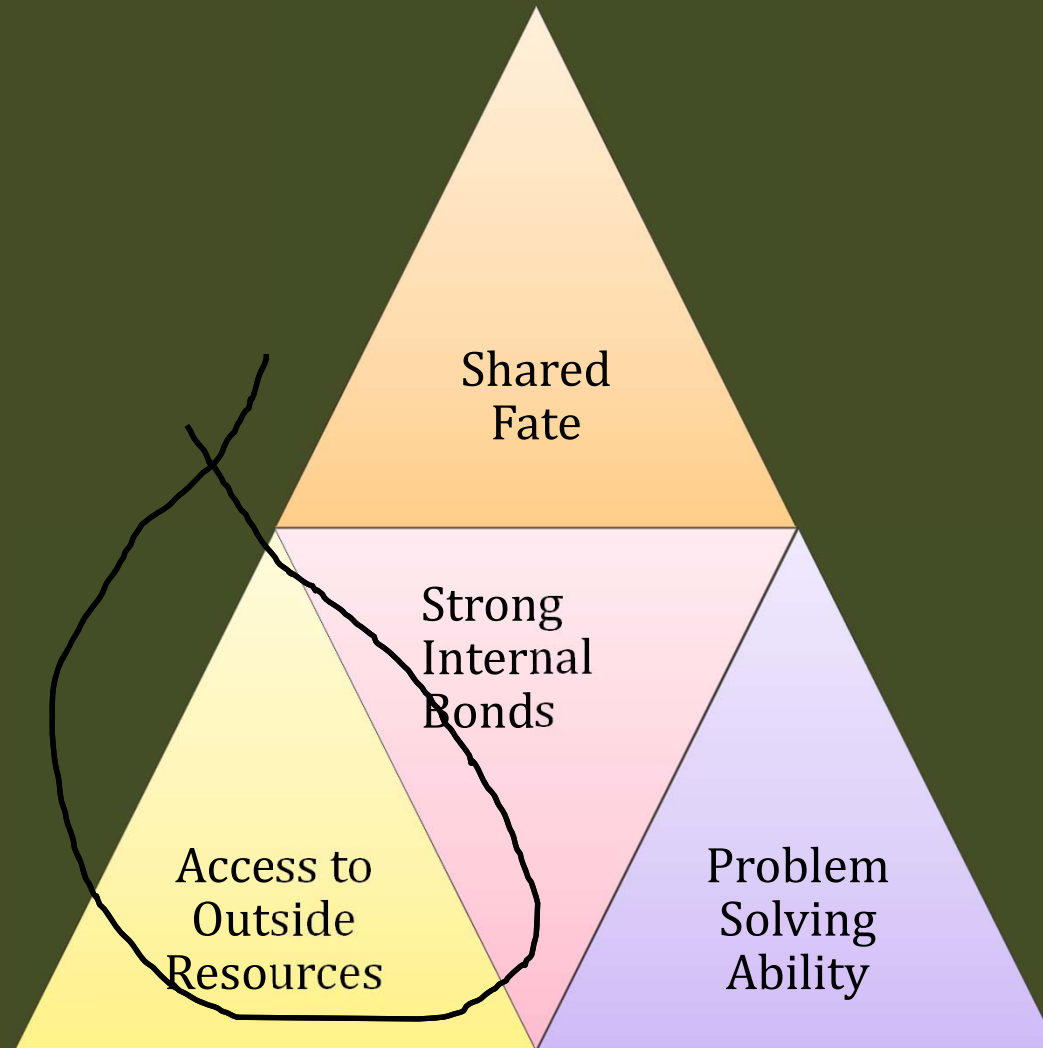
- Residents watch out for each other
 - Can tell if someone is not following routine
- Residents help each other in emergencies
 - Transportation, food, animal care, medications
- Residents help vulnerable neighbors
 - Home repairs, information, in touch with relatives
- But...there is a limit to what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

Community Capacity



Chaskin, 2001

Putting the Pieces in Place



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



horizontal



vertical

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.



Pismo Dunes Senior Park, California



<http://www.psmag.com/books-and-culture/how-the-trailer-park-could-save-us-all-55137>

In Conclusion...What Allies Can Do

R-E-S-P-E-C-T

See

Work with the community in place

Listen, ask, offer, accept

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



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Save the Date – 15th Anniversary Annual Convention – Minneapolis – Oct 24 & 25.

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!

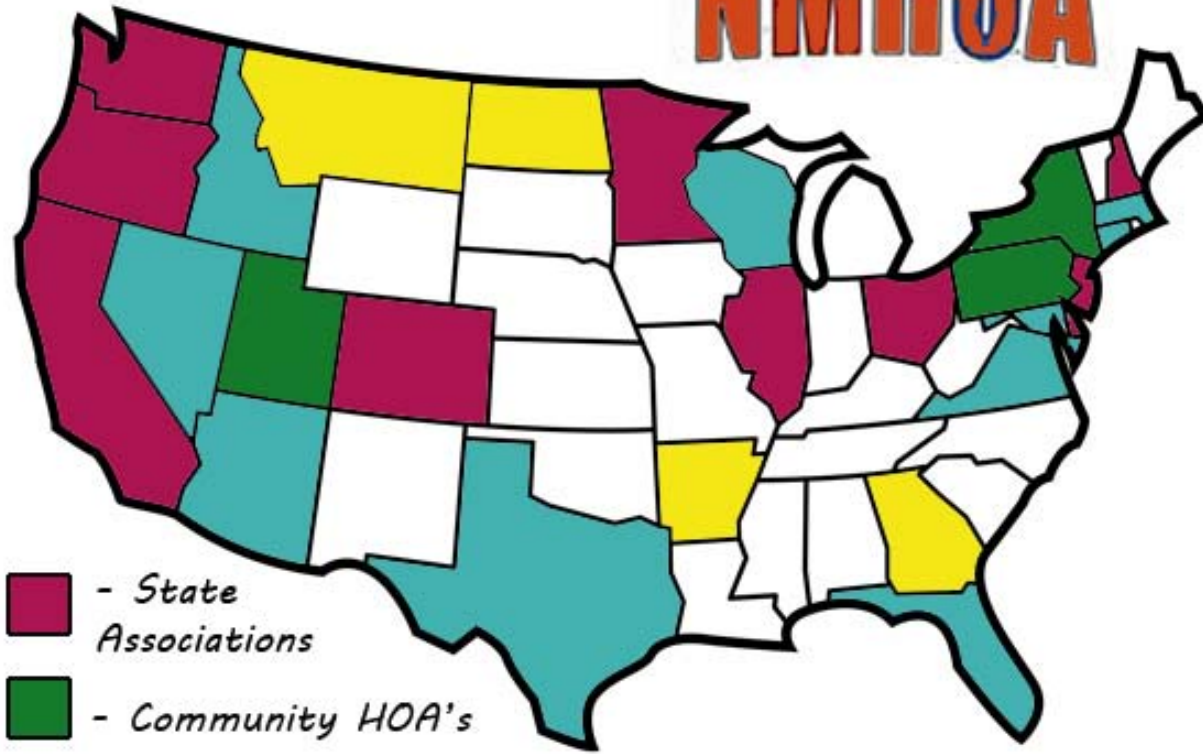
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This is a manufactured housing community/mobile home park



NMHOA



-  - State Associations
-  - Community HOA's
-  - Individuals



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Questions?



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- Thank you to our speakers!



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