



**Nonprofit Acquisition and Preservation of  
Manufactured Home Communities**

**Ben Carver**  
Director of Manufactured Housing

**Ithaca Neighborhood  
Housing Services**



# MH: Quality, Affordable, Homes



# MHC: Accessible Pocket Community

Small Neighborhood 1



- Check to see
- ☐ Pocket Neighborhood Clusters
  - ☐ Houses Facing the Street
  - ☐ Streets and Access Lanes





# The Mission:

Modernize Administration, Maintenance

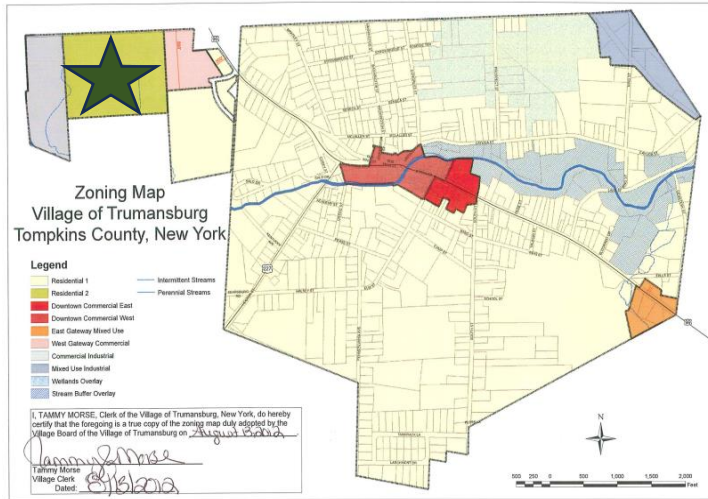
Build Community

Community Spaces

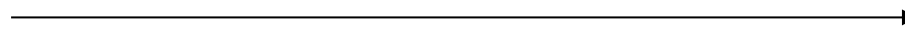
Improve Infrastructure

Increase Housing

Stabilize Housing for 200+ residents



Auble's Trailer Park

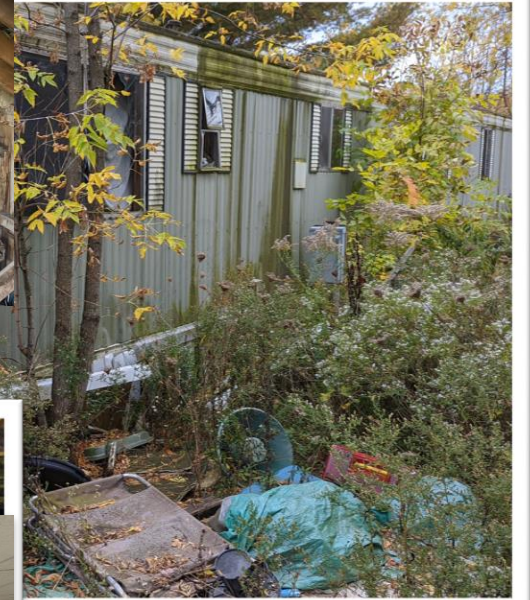


Compass





# Before





# During

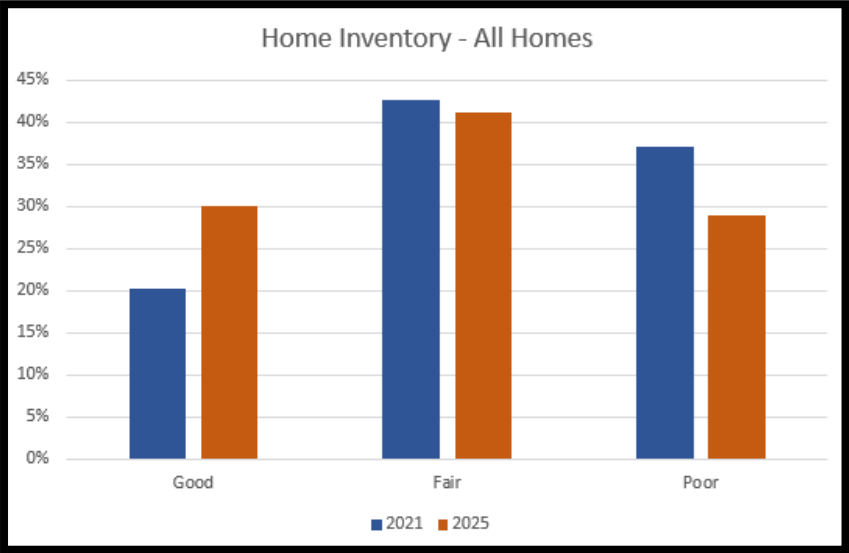




# After



# Progress





# Projects



28 individual homes/sites impacted to date

**HOME MHR (Manufactured Home Replacements):** Grant funded program that provides \$140,000 per home to replace own-occupied homes. Dev Fee: ~18%

**MHAP (Manufactured Home Advantage Program):** Primary funding source for infrastructure work, also funded the addition of 8 new rental units. Dev Fee: \$100k

**HB Dev (Homebuyer Development):** Grant funded program that provides up to \$250,000 for affordable for-sale homes. Dev Fee: ~13%

**CHDF (Community Housing Development Fund):** County grant that provides up to \$60,000 for subsidize for sale affordable homes. Dev Fee: 0%

**AHC (Affordable Housing Corporation):** NYS grant that provides up to \$60,000 for subsidize for sale affordable homes. Dev Fee: ~13%





# Acquisitions







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