

# BLAINE MANUFACTURED HOME REHAB & REPLACEMENT

## RESILIENT COMMUNITIES PROJECT | RCP 56

### About the Partner

Blaine is a northwest suburb in the Minneapolis–St. Paul metro area that is accessible by Interstate 35W and MN State Highways 10 and 65.

Blaine is located on the ancestral and current homelands of the Dakota people and was incorporated as a township in 1877. Due to sandy soils, Blaine did not attract agricultural industries and remained a small community until after World War II. In 1950 the population was less than 2,000; by 1970, it had grown to more than 20,000 residents.



Today, Blaine is the largest city in Anoka County and 10<sup>th</sup> largest city in Minnesota, with 73,000 residents and 26,000 households. It offers a mix of residential neighborhoods, commercial areas, and recreational spaces. Available housing includes a wide variety of types, ages, and price points. Among its amenities are the National Sports Center and TPC of the Twin Cities golf facility. The City employs 239 people, has an annual general fund operating budget of \$46 million, and a total budget of \$128 million.

### Project Description

Blaine is home to 2,300 manufactured homes with 4,600 residents, located across six manufactured home parks. Manufactured homes have been identified in the City's comprehensive plan as an important source of affordable housing that should be preserved. Furthermore, the City has identified manufactured housing as a priority for use of the City's allocation of Local Affordable Housing Aid, and recently established a Manufactured Home Working Group to address a range of concerns related to the health, safety, and quality of life of manufactured home park residents. The residents of the manufactured home parks are more diverse than the city as a whole. Blaine is 73% non-Hispanic White, while the manufactured home parks are 61% non-Hispanic White. Residents of the two parks that will be the focus for this project are 58% non-Hispanic White and 24% Hispanic.

The City of Blaine has identified the condition of homes located within manufactured home parks as a priority for its Economic Development Authority. External home inspections completed in 2023 found that 25% had some type of health or safety concern. The City is exploring the possibility of a manufactured home replacement program for homes that cannot be repaired in a cost-effective manner. The City seeks to understand how to design and fund a program that is effective at retaining the community's affordable housing stock and prevents or mitigates unintended harm to other homeowners.



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UNIVERSITY OF MINNESOTA

## Key Issues, Questions, and Ideas for Students to Explore

1. Review manufactured home replacement programs in other communities to determine benefits and drawbacks of various program structures and operations, including potential impacts to nearby homeowners.
2. Recommend program structure including eligibility requirements and loan or grant structure. Recommendation should include analysis of program compatibility with potential fundings sources identified in #3 and #4 (below) and reflect the needs of current homeowners, including Spanish-speaking immigrants and households receiving disability and/or other social security benefits.
3. Identify federal, state, and local funding sources, including eligibility and application requirements as they relate to manufactured housing.
4. Identify potential public, private, or nonprofit funding partners, such as utility providers.
5. Prepare cost estimates for replacement of various sizes/styles of manufactured homes.

## How Student Work Will Build Community Resilience

This project seeks to benefit the owners of existing substandard manufactured homes who are experiencing health and safety concerns from the quality of their existing housing. Health and safety risks are known to include mold, fire hazards, leaks, and fall hazards. Neighboring homeowners would benefit as well because many of the substandard homes present a fire risk, which puts neighboring homes at risk. Additionally, this program would serve to retain and improve an important source of naturally occurring affordable housing in the community.

### Potential Partners or Stakeholders

- [Mobile Hope](#) (nonprofit)
- [Manna Market](#) (food shelf)
- [Socios Consulting](#) (engagement consultant)
- [Slipstream](#) (needs assessment consultant)

### Existing Plans and Reports

- [Blaine Comprehensive Plan](#)

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