



# GROUND SOLUTIONS NETWORK

strong communities  
from the ground up



# Dispelling myths





# Ongoing Challenges





# Changing Landscape





# Preservation Strategies





# Preservation at Sale



# Resident or Nonprofit Ownership



**Preserves communities over the long term and increases security of tenure**

## Considerations for Success:

- Provide tenant assistance at every step
- Incentivize sale through tax breaks or by using local codes as leverage
- Ensure appraisals includes backlog of infrastructure repairs
- Explore annexation
- Ensure long-term affordability through deed restrictions or ground leases

## Challenges:

- Not appropriate for every park
- Initial financing is challenging and time consuming
- Need high capacity residents and nonprofit organizations
- Cost of infrastructure upgrades may be prohibitive



# Preservation Before Sale





# Licensing/ Registration, Inspection



**Allows park entry and enforcement of park health and safety laws. Typically mandate based.**

## Considerations for Success:

- Annual licensing and inspection fees fund program
- Coordinate enforcement with housing policy and one point of contact
- Employ enforcement mechanisms beyond eviction and license revocation
- Provide option for remediation
- If eviction occurs, require relocation assistance

## Challenges:

- Adequate staffing
- Enforcement and housing policies might be at odds
- Eviction is not desired outcome unless replacement housing available



# Park Owner Financing



**Assist park owners with securing financing or undertaking improvements. Typically incentive based.**

## Considerations for Success:

- Allow flexibility in enforcement, codes and process
- Help secure financing— especially from sources not otherwise available
- Ensure long-term affordability

## Challenges:

- Adequate staffing and resources
- Public funding restrictions
- Time required to put together deal
- Inspectors, enforcement, planners might be at odds with housing policy



# Resident Support



**Effective for monitoring and incentivizing investment.**

## **Considerations for Success:**

- Require owners to fund relocation
- Provide retaliation protection
- Provide mediation
- Grant residents the right of first refusal
- Ensure adequate notice of sale
- Consider wait lists and application processes

## **Challenges:**

- State laws may limit options
- Staffing capacity
- Still may not provide enough time
- Data and tracking