

# MODERNIZING MOBILE HOMES

## WHAT?

We're making changes so people can:

**1) Repair homes in trailer parks.**

**2) Replace trailers with other forms of relocatable housing (such as manufactured and modular homes) that are certified as safe.**

**WHY?** Mobile homes have long been a key option for more affordable housing in the Municipality, but the ability to repair or replace them is currently cost-prohibitive. From tiny homes to 3-D printed architecture to Conex apartments, the more options residents have for safe and affordable housing, the better.

Situation	Currently	After changes
The roof to Ted's trailer leaks rain onto his son's bed.	Ted can't install a new roof because it's difficult to get permits for stick-built construction in trailer parks. His legal options are: Buy new trailer from the Lower 48 (for ~\$110,000), accept poor living conditions, or move out.	Ted can repair his roof or replace his trailer with any type of safe housing, including a stick-built tiny home, modified Conex, manufactured, or modular home.
Ray owns a trailer park and wants to add more units.	Ray can't create more housing since trailer parks are currently limited to 8 units/acre.	Ray can now match the historic density of trailer parks and add more units to his lot because the AO allows 25 units/acre.
Aaron manufactures camp housing for the North Slope and also wants to serve local customers in Anchorage.	Aaron can't sell locally without getting each unit inspected after it is placed, requiring it be half-disassembled in order to see, for example, the internal wiring.	Now, inspectors can visit factories where units are built to ensure they're up to code. Customers can buy units knowing they've already been certified safe.
Opal owns land and wants to establish a new trailer park.	Trailer parks are only allowed in specific zones. Opal can't build one on her lot.	This AO doesn't allow trailer parks in new places. Opal still faces the same zoning restrictions.
Charlie owns an R-5 lot and is considering a new trailer park to provide low-cost housing help veterans exit homelessness.	Charlie can only use HUD-certified trailers, shipped from the Lower 48, which cost ~\$110,000 each. This is too expensive, and her project doesn't get off the ground.	Charlie can use any type of safe housing in her veterans village. A local manufacturer might be able to modify Conex's at a cost closer to \$20,000 each to make the project viable.
Jack wants to put an old RV in his yard for his cousin to live in.	Since it's a vehicle, an RV can't be certified safe for occupancy by the building official.	Still no RV for Jack's cousin. This AO does not allow vehicles to be used as housing.

## OUTCOME

Homes in trailer parks can be repaired and replaced at lower cost, increasing the quality and supply of affordable housing in the Municipality.