NON-MONETARY SOCIAL BENEFITS:

CITY OF ARNOLD
MOBILE HOME RELOCATION ANALYSIS

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• Project funded as a special study through the Floodplain Management Services program

• Arnold is located 20 miles south of St. Louis near the confluence of the Meramec and Mississippi Rivers

• 7 major floods since 1993, 3 of which in the last 6 years

• City has acquired and demolished 211+ buildings thru FEMA Mitigation Programs since 1993

<table>
<thead>
<tr>
<th>Date</th>
<th>Stage</th>
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<tbody>
<tr>
<td>12/31/2015</td>
<td>47.26 ft</td>
</tr>
<tr>
<td>05/03/2017</td>
<td>45.62 ft</td>
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<td>08/01/1993</td>
<td>45.30 ft</td>
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<td>12/06/1982</td>
<td>43.90 ft</td>
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<td>04/14/1994</td>
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<td>05/21/1995</td>
<td>41.10 ft</td>
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<td>05/04/1983</td>
<td>39.80 ft</td>
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<td>03/22/2008</td>
<td>39.95 ft</td>
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<td>Major Flood Stage</td>
<td>38.00 ft</td>
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PROJECT DESCRIPTION
PROJECT SCOPE

A holistic approach!

- Inventory of floodprone structures (economic)
- Open space analysis (environmental)
- Mobile home relocation analysis (social)
- Funding education

- Nonstructural mitigation based on economic, environmental, and social factors to come up with holistic recommendations for the city
THE TENANT DICHOTOMY

• Mobile homes fail to compete under the traditional economic valuation approach

• Mobile home parks generally have one owner that rents home pads (concrete slabs) with utility hook ups to tenants

• Tenants bring their mobile homes and either retain mobility by living on wheels, or permanently attach the home to the pad

• In acquisition scenario, the landowner would be compensated, but the tenants would be left uncompensated with nowhere to go

• In this scenario, what's the likelihood that mobile home tenants relocate to the nearest and cheapest mobile home park?
THE MITIGATED TENANT DICHOTOMY

• Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA)
  • URA is a federal law that requires displaced parties to be financially compensated
  • URA regulations define “tenant” as a person who has the temporary use and occupancy of real property that is owned by another
  • URA relocation compensation to displaced tenants include moving expenses, replacement housing rental payments, and relocation assistance advisory services
    • This compensation amounts to a maximum payment of $7,200

• In theory, the landowner would be compensated for the value of the land and improvements (utility hook ups) and the tenants would receive payment to relocate the mobile homes, which provides a socially equitable solution
MITIGATION FUNDING

In practice, communities will have additional requirements provided by federal grant programs, of which there are three popular choices:
1. Hazard Mitigation Grant Program (HMGP)
2. Pre-Disaster Mitigation Program (PDM)
3. Flood Mitigation Assistance (FMA)

Of these, PDM and FMA are annual appropriated and prioritize repetitive loss. Mobile homes are rarely classified as repetitive loss given tenant status.

This leaves the HMGP for mitigation, which requires a major disaster declaration. Mitigating mobile homes depends on the following:
- The mobile home must be eligible for appraisal (built after ~1979)
- The mobile home must be a structure attached to a foundation instead of being on wheels, which would qualify the home as personal property

While the HMGP is voluntary to participate, tenants of mobile homes that live on a parcel being acquired must relocate as a result of acquisition of their housing.
CATEGORIZING MOBILE HOMES

Structure vs. Personal Property – it’s all about the wheels
NON-MONETARY SOCIAL BENEFITS OF RELOCATION

A relocation analysis considers many critical social aspects of moving a neighborhood:

1. **Neighborhood cohesion** – tenants build relationships with neighbors and become reliant on the trusting network of shared values

2. **Maintains social equality** – tenants are all receiving the same opportunity of compensation and are all being offered an equally suitable place to live

3. **Improved livability** – tenants are being relocated to a parcel of land that no longer threatens the tenants with a riverine flood hazard

4. **Landowners livelihood** – lost revenue from rental income can be preserved by keeping the tenants aggregated as a neighborhood, and the landowner maintains employment

5. **Reduction in Response Activities** – relocations reduce the response required by Red Cross, emergency responders, faith based organizations, debris collection & disposal, etc.
MOBILE HOME RELOCATION ANALYSIS

A relocation analysis examines available parcels that attempt to meet the following criteria:

1. A large enough parcel to fit the mobile homes being relocated (10-14/acre)
2. A vacant parcel owned by the city, county, or willing seller
3. Similar accessibility to interstates, shopping, and other amenities
4. Expand existing non-floodprone mobile home parks
5. Minimal exposure to large single-occupant residential developments
6. Minimal required deforestation, grading, and other built infrastructure

In the case of Arnold, was this even possible?
MOBILE HOME RELOCATION ANALYSIS

The Good
• Vacant parcel of land
• Adjacent to existing mobile home park
• Outside of the floodplain
• Large enough for 85% of mobile homes
• Within city limits, maintaining the tax base
• Location retains competitive distances to interstates, shopping, etc.
• Avoids large residential developments

The Bad
• Privately owned
• Requires significant development and infrastructure improvements
Study was completed and delivered in January 2019 and recommended:

- Floodproof 112 structures
- Acquire 23 structures
- Relocate 161 mobile homes
- Restore 53.8 acres of floodplain forest

- The city has decided to continue with pursuing acquisitions of single family structures and to allow mobile home parks to continue to self-mitigate

- The study did not convince city leaders that the social benefits outweighed the additional efforts of mitigating mobile homes
Questions?

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