



Mobile Home Rehabilitation Program Northfield Year Report Year 2025*

April 24 to December 31, 2025
*Less than a 12-month year

Why Mobile Homes?

- Community's most affordable housing
- Homes never built for longevity; higher maintenance costs for low-income households
- Some service providers' insurance prevents them from working mobile homes (e.g. plumbers, electricians)
- Mobile homeowners are vulnerable to predatory service providers

How Does Rehab Help?

- Improve fire safety
- Improve air quality
- Improve comfort of the home and usefulness of all rooms
- Improve access for mobility-limited people
- Reduce energy use and utility bills
- Prevent disasters (e.g. frozen pipes)
- Preserve equity in the home
- Connections to community resources

Mobile Home Rehab Program

Mission: Improve safety, health, housing stability, and energy efficiency for mobile home households

Mobile Home Rehab Staff:

- Speak Spanish
- Leverage trust and relationships in mobile home communities
- Assess needs in each home for safety, health, accessibility and energy efficiency
- Develop a scope-of-work for each home
- Schedule reputable contractors and secure contractor volume discounts
- Pay for approx. 50% of repair costs
- For some projects, staff completes repairs
- Ensure projects are properly permitted with local government
- Refer households to community resources as needed

The program addresses barriers of **COST, KNOWLEDGE, CULTURE, LOGISTICS, and LANGUAGE** for mobile homeowners.

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New in 2025

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Program Activity in Northfield

<u>Activity</u>	Year 2025
Household inquiries	13
Energy kits distributed	2
Value of energy kits	\$102
In-person home assessment	9
Value of assessments completed	\$3,150
Homes with identified needs	11
Homes served	11
Services completed	19
Value of repairs completed	\$14,050
Hours volunteer labor	2
Value of all services provided to participants	\$17,985



"Community Action: Helping People. Changing Lives"

Questions? Contact: jgonzalez@threeriverscap.org

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Delivering Value on Investment

<u>Value vs actual cost</u>	<u>Year 2025</u>
Value of work completed	\$14,050
Actual cost of work completed	\$10,750
Savings captured through in kind and partnerships	\$3,300

<u>Funds spent</u>	<u>Year 2025</u>
Actual cost of work completed	\$10,750
Participants/homeowners	\$4,500
Mobile Home Rehab funds	\$6,250



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Project Pipeline

	Inquiries	Intakes	In progress	Services completed	Homes Served
Year 2025	13	11	06	19	11



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Return on Investment

<u>For participants</u>	<u>Year 2025</u>
Value of all services provided to participants	\$17,985
Funds invested by participants/homeowners	\$4,500
Return on investment	\$4 return per \$1

<u>For Northfield</u>	<u>Year 2025</u>
Value of all services provided to participants	\$17,985
Funds invested	\$30,276
Return on investment	\$ 0.60 return per \$1



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