



Wastewater Assessment for Manufactured Home Communities



The Delaware Department of Natural Resources and Environmental Control Division of Water (DOW) has received EPA funding to assess the conditions of wastewater and drinking water infrastructure in Delaware's manufactured home communities (MHCs). The goal of the project is to identify communities that may need a more detailed evaluation and/or assistance in developing solutions to improve conditions.





Background Info:

- Delaware has over 170 MHCs -- some may have outdated or failing infrastructure.
- Because some systems may pre-date permitting requirements, their condition and locations are not well-documented.
- An assessment of systems and open communication between tenants, community owners, and DNREC are necessary to identify potential steps to resolve existing issues and improve the conditions in the community.
- This project is focused on identifying needed improvements and is not focused on regulatory enforcement; DNREC will seek compliance as needed.
- When all parties work together, they can make progress toward safer and healthier living conditions.
- DOW has contracted with Verdantas, a Delaware engineering, environmental science consulting firm, to conduct this assessment.



Why This Work is Important

This project tackles issues in mobile home communities where infrastructure may have degraded over time for a variety of reasons.

- Failing or outdated systems can harm people's health and degrade the environment.
- By assessing these systems, engaging with owners, operators, and residents, estimating the costs for improvements, and identifying potential funding sources for the needed repairs, this project aims to create safer and healthier neighborhoods.
- The ultimate goal is to enhance living conditions for all and safeguard our water resources for future generations.



What We're Planning

The four-step plan focuses on assessing conditions, and where needed, identifying potential actions for improving water systems in underserved communities:

Step 1: Gather Information

- Learn about the communities and wastewater systems using public records and field observation.
- Organize the data by filling out checklists. Information being collected includes:
 - Location and size of community
 - Type, size and age of water system(s)
 - Field observations of systems and other environmental issues
- Visit communities to gather additional information on wastewater and water systems.

Step 2: Set Priorities

- Determine the condition/need for each community.

Step 3: Connect with Communities As Needed

- Share information with owners, operators, and residents about the condition of their systems.

Step 4: Address Problems

- Identify available technical and financial resources to assist priority communities.
- Plan short- and long-term solutions with community owners.



- **Data to be collected (desktop and field)**

General

Community name, address

Site Manager

Tax Parcel Number

Number of lots

Area of community (Ac)

Community HOA (Y/N)

HOA Contact

Approximate Age of Community



- **Community Demographics**

Limited English area

DE Equity Focus Area

Incorporate DNREC demographic information

Additional Review Recommended



- **Water**

- Public supply (Y/N)
- Well permit number(s)
- Is CPCN granted for site?
- Wells within 1,000 feet of boundary

- **Wastewater**

- On-Site permit number
- Distance from central sewer
- Is CPCN granted for site?



- **Field**
 - Number of dwellings observed
 - Septic Tank Lids (number and condition)
 - Wet areas observed near lids/open areas
 - Evidence of solids
 - Wastewater odor
 - Observable discharges
 - Potential repairs required
 - Emergency repairs required



- **Field (continued)**
 - Grading around tanks to direct flow
 - Type of disposal system
 - Well identification tags (present, legible)
- **Sediment and stormwater**
 - Areas of standing water, evidence of ponding
 - Drainage pipes blocked
 - Any stormwater water management facilities
- **Community comments/questions**



What Happens Next?

- Contact with Park owner/management from Verdantas about visiting MHC.
- Teams of Verdantas staff in communities collecting information.
- Follow up contacts to share information about MHC and potential issues.



Contact information

For more information or questions about this project contact Savanna Chessher (Division of Water's Community Liaison) at Savanna.Chessher@delaware.gov