



LINCOLN INSTITUTE  
OF LAND POLICY

# Preserving Manufactured Home Parks to Ensure Inclusivity

Manufactured Housing in the Landscape

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## Mobile Home

A residential structure manufactured prior to the enactment of the Federal Manufactured Housing and Construction Standards, also known as the HUD Code, on June 15, 1976. Mobile homes are no longer being constructed.



## Manufactured Home

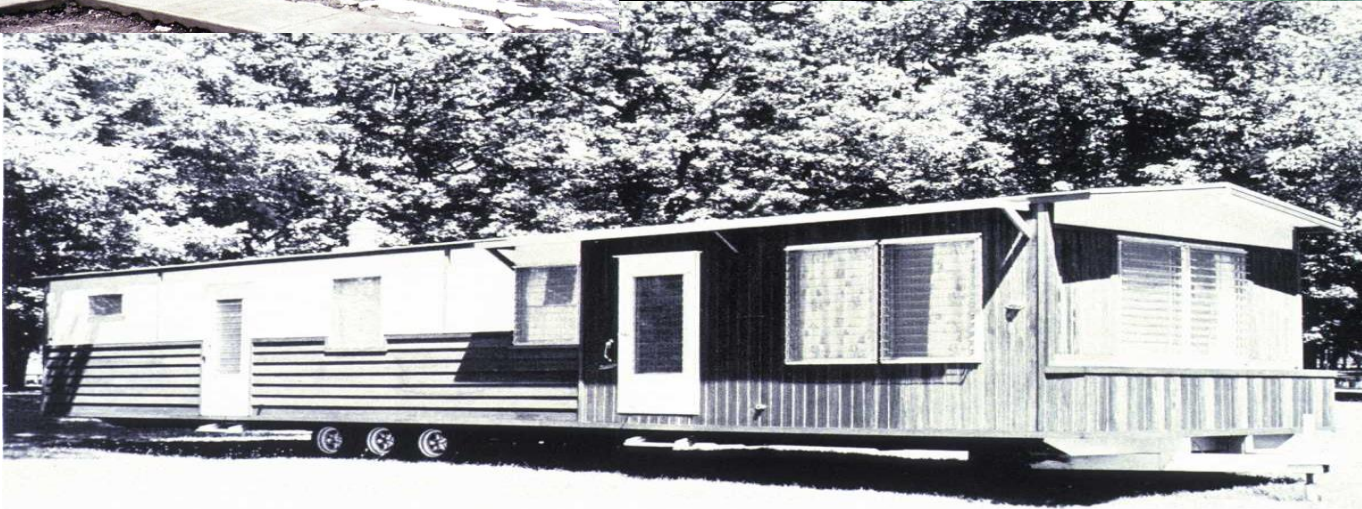
Single family residential dwelling built in compliance with the Federal Manufactured Housing and Construction Standards, as amended, aka the HUD Code, after June 15, 1976. Built in single or multi-sectional units and verified by an independent third party inspector. Quality improvements increased durability and price appreciation over Mobile homes.



## Modular Home

Homes built to the state Code where the home will be located. Custom sectional units are built in a production facility, transported to the site and assembled.

## The Older Stock





## New Developments



## Manufactured Housing in the US

- 1990s: 66% of new affordable housing
- 1989-2010: 21% of all new single family homes sold,  
43% of homes under \$150,000
- 5% of housing stock in metro areas
- 15% of rural housing
- 47% of MH stock is in suburbs (4 million units); 8% in central cities
- Less than 25% of MH stock are older style (Pre-1976 HUD Code) units



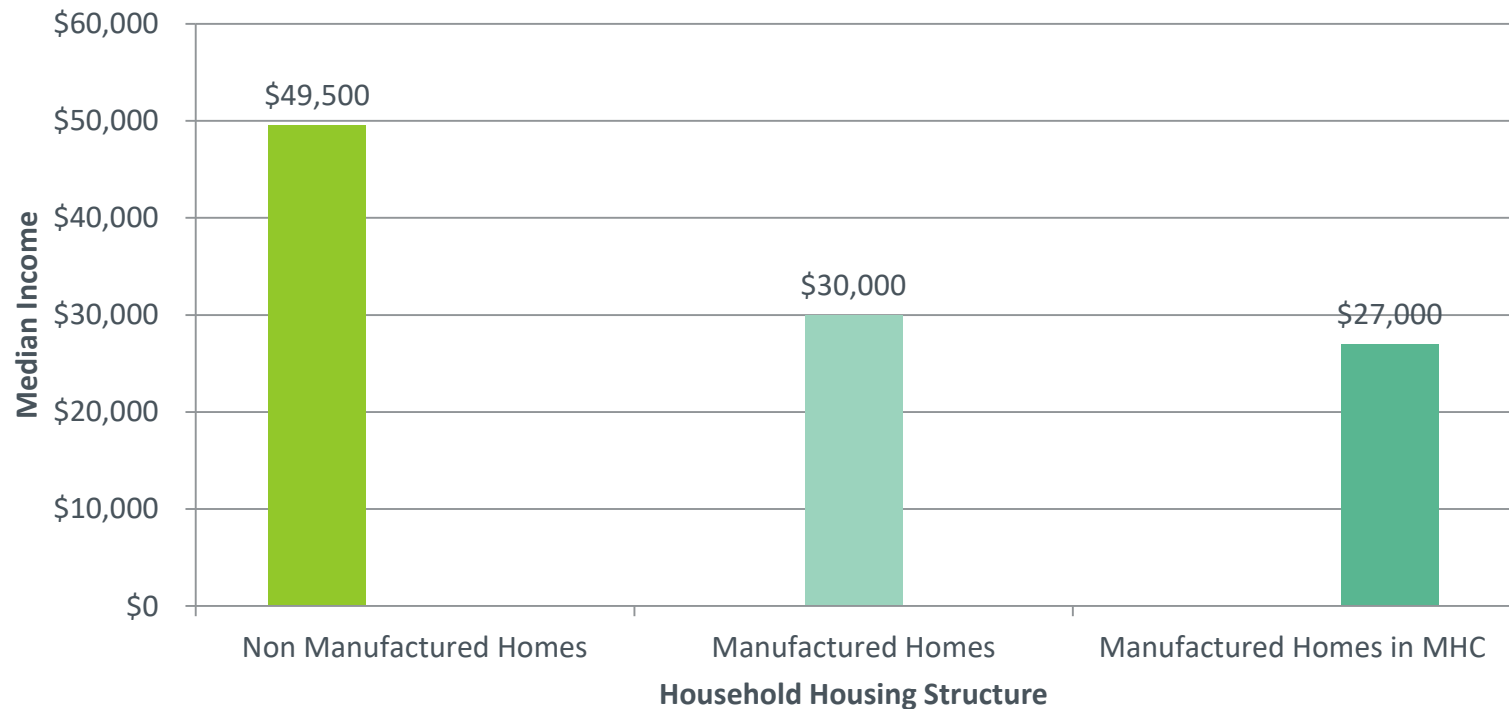
## Manufactured Housing in the US

	Manufactured Homes	Site-Built Homes
Average construction cost (2010)	\$41/sqft	\$84/sqft
Average Square Footage	1,080 – 1,456	2,467
Resident turnover rates	2-4%	8% if owner-occupied Over 50% tenant-occupied
Home relocation rate	Under 20%	Essentially 0%
Production time (2010)	80% shorter	
Waste generated (2010)	35-40% less	

Sources: Yes! Communities, Trulia

## Residents of Manufactured Homes

### Household Income, by Structure Type, 2009

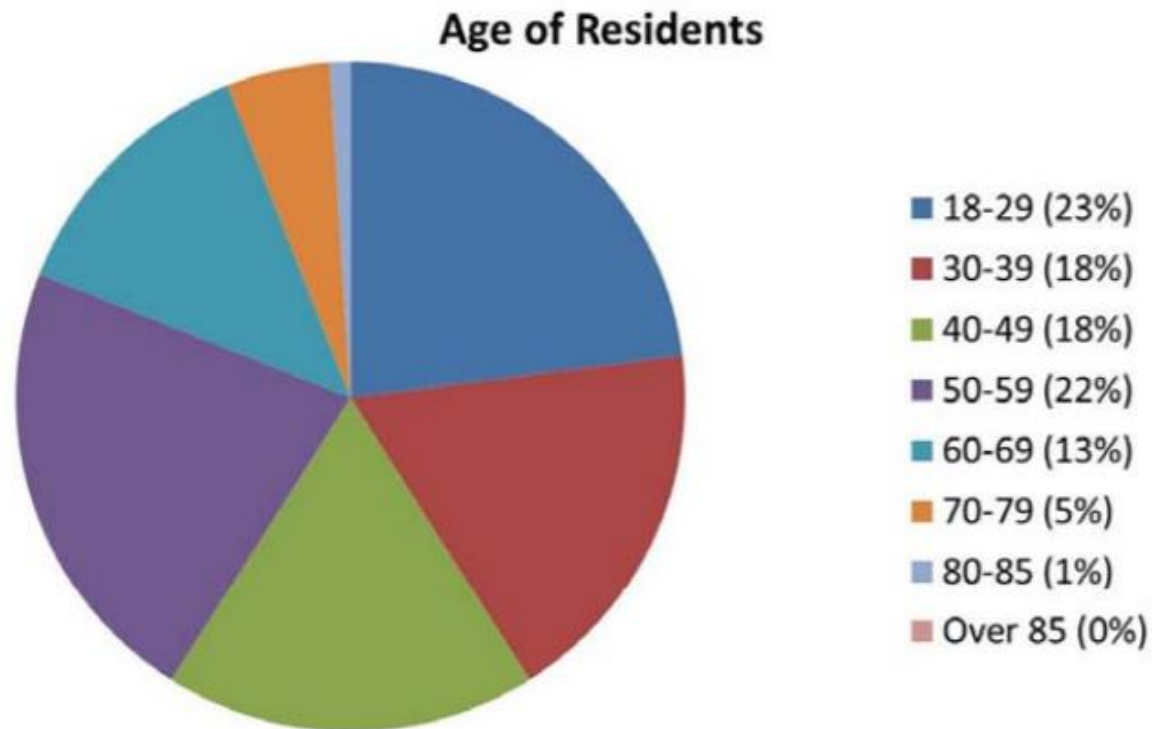


Source: HAC Tabulations of 2009 American Housing Survey Data



## Residents of Manufactured Homes

- 59% are **under** 50
- 41% are **over** 50
- 78 million Millennial
  - first time home buyers
- 74 million Boomers
  - shrinking numbers
  - primarily cash buyers



Source: 2012 Mobile Home Facts, by Foremost Insurance Company



## Manufactured Housing as Affordable Housing across the Country

### 8.55 Million Manufactured Housing Units (2013)

- ~2.9 Million own homes but rent land under them in 50,000 communities

### 4.9 Million Subsidized Housing Units

- 2.1 Million portable vouchers
- 1.2 Million Place-based Section 8
- 1.1 Million Public Housing Units
- 270k USDA Sec 521



## Manufactured Housing as Affordable Housing in the States

State	Subsidized Units	MH Units	Ratio
AL	94,000	302,000	3.2 : 1
AZ	41,000	305,000	7.4 : 1
CA	469,000	518,000	1.1 : 1
CO	58,000	93,000	1.6 : 1
FL	191,000	834,000	4.4 : 1
MA	177,000	25,000	0.14 : 1
MI	143,000	246,000	1.7 : 1
NH	22,000	36,000	1.6 : 1
NY	552,000	195,000	0.4 : 1
SC	66,000	366,000	5.5 : 1
TX	270,000	755,000	2.8 : 1

## Ponderosa Mobile Home Park, Boulder Colorado



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