

AN AFFORDABLE & SUSTAINABLE SOLUTION



There are 1,000 manufactured housing communities in Minnesota.



70% of homes sold in the U.S. for \$150,000 or less are manufactured homes.



There are 50,000 manufactured homes in Minnesota MHC's, making it the state's largest source of affordable homeownership.



Today's manufactured homes are safe, energy-efficient, yielding the same lifespan as site-built housing.

THE IMPACTS ON ECONOMIC MOBILITY & EQUITY



96% of households of color living in manufactured homes in the Twin Cities Metro own their homes compared to their overall homeownership rate of 37%.



The incidence of poverty for Twin Cities manufactured home residents is twice as high as that of residents of all metro housing.



87% of the manufactured housing units (1,331 of 1,529) now being closed or identified as being at risk are in the state's top 60 school districts.



While households of color represent only 10% of the MHC residents in Minnesota, they represent 54% of those displaced by park closures.



70 of the 83 MHC's in the Twin Cities Region are within five miles of a Job and Activity Center.



70% of the MHCs in the Twin Cities Metro are located within one mile of a transit stop. 93% of MHC's are within one mile of the Regional Bicycle Transportation Network.

A POSITIVE SOLUTION



In transactions valued over \$23 million, 530 households in seven cities across the state have secured their housing and preserved their communities through resident ownership.

CALL TO ACTION



With infrastructure and supportive investments proposed by NCF, this housing resource can be preserved and expanded to serve more vulnerable Minnesota families.

Manufactured homes are not mobile.

The term “mobile home” is a misnomer. Less than 1% of manufactured homes are moved after being installed. Moving them is expensive and impractical. The cost of relocating a manufactured home can run between \$6,000 and \$10,000, an amount equal to five to seven years’ worth of equity for many homeowners. Not only can improperly moving and installing a manufactured home seriously damage a home and its contents, many manufactured home communities do not allow the installation of older units.

Today’s manufactured homes are well designed and constructed.

When properly constructed and sited, manufactured housing is of comparable quality to site-built housing. Since the implementation of the 1976 HUD Code, the quality of manufactured housing has improved dramatically. Manufactured housing is constructed of the same materials as site-built housing and has a comparable lifespan. Manufactured housing is also the only housing built in the U.S. that must meet formaldehyde standards. It can be designed in a variety of architectural styles to blend into almost any site-built neighborhood. Furthermore, the manufacturing process allows not only for increased affordability, but also for the efficient use of resources. Construction of a manufactured home generates 30 to 45% less waste than comparable site-built construction.

Manufactured homes can appreciate in value.

According to multiple studies, including one by the Consumers Union, manufactured homes can appreciate in value when properly installed on land with long-term security and maintained like any other home. The most important factors affecting appreciation are land control, financing, and titling. Under the right circumstances, there is no inherent reason why a home built in a factory cannot appreciate as a comparable site-built home would.

Owning a home on rented land is a precarious situation.

Approximately one-third of owners of manufactured homes do not own the land beneath their homes. Owning a home on someone else’s land leaves families at the mercy of landowners regarding potential rent increases, community rules, infrastructure investment and maintenance, and potential community closure and redevelopment. It means not having control over your home and biggest financial asset.

Manufactured housing has a long track record in rural America.

Manufactured homes can be found in urban and rural areas throughout the country, but the majority of manufactured housing is located in rural America. Rural areas contain less than one quarter of the nation’s housing units, but more than six out of 10 manufactured homes are located in rural areas.

Citations: “Manufactured Housing Top 10 Truths,” *I’M HOME: Innovations in Manufactured Homes*, CFED, October 2011.
“Manufactured Housing Appreciation: Stereotypes and Data,” *Consumers Union*, April 2003.