August 2020

Manufactured Housing

Housing Finance Policy Center
Basic Facts About Manufactured Housing

- 22 million people (6.7% of total population) live in manufactured housing
- 77% of new manufactured homes are titled as personal property (chattel)
- A greater share of manufactured homes are in rural areas:
  - Manufactured homes account for about 3 percent of housing in urban areas and 15 percent in rural areas
  - Over half of all manufactured housing in rural areas
- Manufactured homes are more affordable:
  - Average price per square foot: Manufacturing Homes - $55 vs. Site-Built Homes - $114
Number of New Manufactured Housing Units Shipped is Low in a Historical Context

New Manufactured Housing Units Shipped per Year

Source: US Census Bureau Manufactured Housing Survey, Urban Institute: Manufactured homes could ease the affordable housing crisis. So why are so few being made?
Owners and renters in manufacturing homes: Age & Household size

Source: 2013-18 ACS
Owners and renters in manufacturing homes: Median household income

Source: 2013-18 ACS
Owners and renters in manufacturing homes: Median house value & Median monthly payment

Source: 2013-18 ACS
Owners and renters in manufacturing homes: Race & Ethnicity

Source: 2013-18 ACS
Owners and renters in manufacturing homes: HH Heads in Covid-19 Vulnerable Industries & Occupation

% Working in COVID-19 Vulnerable Industries

<table>
<thead>
<tr>
<th></th>
<th>Manufactured &amp; Mobile Homes</th>
<th>Single Family Homes</th>
<th>2-4 Units</th>
<th>5-49 Units</th>
<th>50+ Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owners</td>
<td>35.3%</td>
<td>23.7%</td>
<td>26.5%</td>
<td>23.5%</td>
<td>18.9%</td>
</tr>
<tr>
<td>Renters</td>
<td>43.0%</td>
<td>34.3%</td>
<td>35.4%</td>
<td>33.7%</td>
<td>27.1%</td>
</tr>
</tbody>
</table>

% Working in Service Occupations

<table>
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</tr>
</thead>
<tbody>
<tr>
<td>Owners</td>
<td>13.5%</td>
<td>8.2%</td>
<td>10.6%</td>
<td>7.8%</td>
<td>5.3%</td>
</tr>
<tr>
<td>Renters</td>
<td>19.6%</td>
<td>17.1%</td>
<td>19.7%</td>
<td>17.7%</td>
<td>11.4%</td>
</tr>
</tbody>
</table>

Source: 2013-18 ACS

* 5 most vulnerable industries are food and accommodation, construction, entertainment, retail, and other services