

FACT SHEET

September 2007

The Need: Create Legislation Protecting Manufactured and Mobile Home Owners

Manufactured and Mobile Homes: Unsubsidized Affordable Housing

Manufactured homes? Are they the same as mobile homes or trailers?

Yes and no. The terms are often used interchangeably. However, while this type of home was once marketed for its mobility, they are no longer “trailers.” In fact, moving a home built after 1976 can cost between \$7,000 and \$20,000 in Utah. Since this type of home is no longer “mobile,” a more appropriate term is “manufactured home.”



Are manufactured/mobile homes an important part of Utah's housing stock?

- Over 75,000 Utahns live in 30,000 manufactured/mobile homes¹, including seniors and people with disabilities.
- 1000 new homes were purchased in 2006.
- Of manufactured/mobile home residents, 2/3 are owners and 1/3 are renters.
- There are nearly 200 parks state wide, almost 1/3 of which are in SL County and 1/2 are along the Wasatch Front.

Why do people buy manufactured/mobile homes?

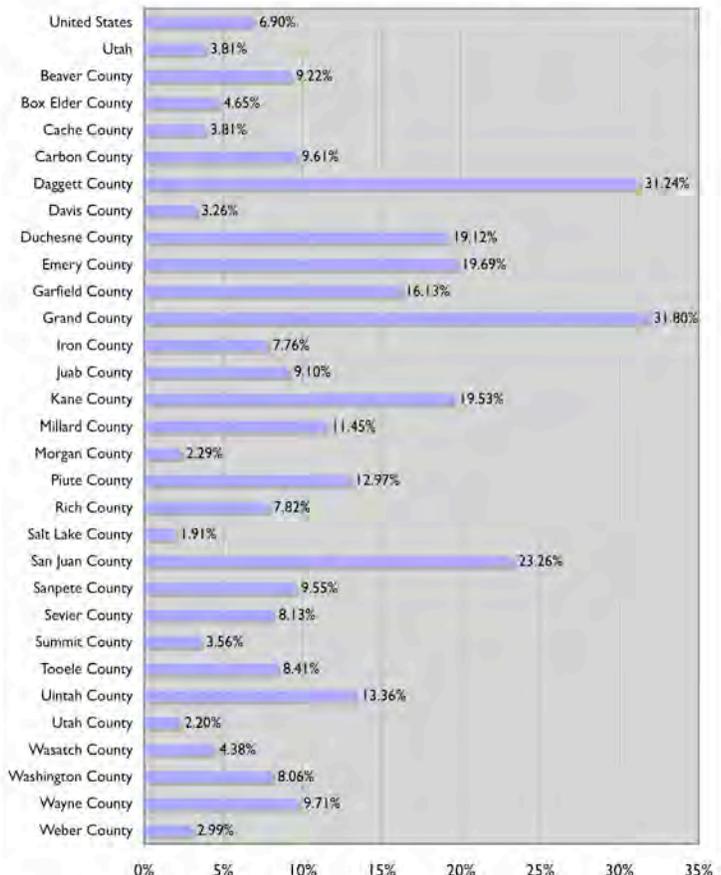
- Affordability - the median purchase price for a new home is \$63,000 (older homes are truly affordable to the low-income population at \$10,000-\$30,000)².
- Housing choice - home ownership choice.
- Quality - many of today's homes are comparable to conventional homes.

The Problem.

Park closures. This problem is becoming more ubiquitous with the pressures for land and the increase in land value throughout Utah. Since these homes are not “mobile,” it is considerably more difficult to relocate than it is for a renter of a house or apartment. Further, many home owners have not been fully informed of the insecurities that come with living in a park. This can be particularly burdensome to people with disabilities, seniors, and others on fixed incomes.

Manufactured homes as a part of housing stock

Percentage of Manufactured Homes by Area, 2000



Source: 2000 Census

¹ American Community Survey, 2005

² 2007 Grissim Report on Manufactured Homes