

FACTORY BUILT HOUSING

What is a manufactured home?

These are homes built entirely in the factory under a federal building code administered by the U.S. Department of Housing and Urban Development (HUD). The Federal Manufactured Home Construction and Safety Standards (commonly known as the HUD Code) went into effect June 15, 1976. Manufactured homes are single family dwellings that may be single- or multi-section, are transported to the site and installed by a PA certified installer. The federal standards regulate manufactured housing design and construction, strength and durability, transportability, fire resistance, energy efficiency and quality. The HUD Code also sets performance standards for the heating, plumbing, air conditioning, thermal and electrical systems. It is the only federally-regulated national building code. On-site additions, such as garages, decks and porches, often add to the attractiveness of manufactured homes and must be built to comply with Pennsylvania's Uniform Construction Code (UCC).

What is a modular/industrialized home?

These factory-built homes are built to the International Residential Code (IRC) under the authority of Pennsylvania's Industrialized Housing Act (IHA). The IHA is enforced by the Department of Community and Economic Development (DCED). Modular homes are built in modules of two or more and floor plans are varied to include one or two story configurations. They are transported to the site and installed to comply with the UCC.

What is a mobile home?

This is the term used for manufactured homes produced prior to June 15, 1976, and though many laws still use this old terminology, mobile homes are no longer built.

Pennsylvania is a production state.

- 33 Factories – 10 HUD-code (all also build modular), 23 exclusive modular
- 70% of production is shipped outside the state
- \$1.5 Billion Industry in the Commonwealth
- Employs over 15,000 people
- High Quality Building Materials
- Brand Name Components
- Built in a Controlled Environment
- Inspected Throughout the Build Process
- All 10 HUD Factories are Energy Star Approved

Modular/Industrialized Housing Demographics

- 2015 Production – 3950 (28% of the total modular production is built in PA)
- 2014 Shipment – 977
- Market Area: Urban and Rural
- \$159,000 Average Sales Price (exclusive of land and improvements)
- Material costs are subjected to PA Sales/Use Tax
- Subjected to Real Estate Taxes
- Financing Options – Mortgage

Manufactured Housing Demographics

- 2015 Production – 4334 (7.1% increase over 2014)
- 2015 Shipment – 1397 (5.7% increase over 2014)
- Market Area: Primarily Rural
- 60% are placed on private property/40% go into land lease communities
- Over 2000 land lease communities operating in PA
- \$68,000 Average Sales Price (exclusive of land and improvements)
- 230,205 manufactured homes located in PA*
- 4.1% of total housing units in PA*
- Required to be titled
- Material costs are subjected to PA Sales/Use Tax
- Subjected to Real Estate Taxes
- Financing Options – installment sales agreement or mortgage paper depending on placement and land ownership

Manufactured Housing Resident Profile (national)**

- 50% of residents are between the age of 18-49, 41% are 50 and older
- 81% are White, 9% Hispanic, 5% African-American, 4% Other
- 68% own or are buying their home, 24% rent
- 40% of home owners don't anticipate ever selling or moving from their current home
- 25% of owners expect to move or sell their home within the next five years
- Of those planning to move or sell, 34% expect a manufactured home to be their next residence (up 3% from 2008 report)
- 55% reported having an annual household income of < \$30,000
- 9% have a four-year college or advanced degree
- 89% use some form of social media

*2010 Census Data

** 2012 Foremost Market Facts