

Manufactured Housing: The Issues

Who lives in manufactured home parks?

- Manufactured home park residents are predominantly low-income (Source: 2000 Census)
- People of color are disproportionately affected by park closures. While 10% of park residents are people of color, 54% of displaced residents are people of color. (Source: APAC survey of 7 closing parks)

Manufactured Housing is an important source of affordable housing in Minnesota

- There are almost 50,000 units of manufactured housing in 915 parks in Minnesota--more than HUD subsidized and rural development units combined. (Source: MN Department of Health, U.S. Census, private surveys)
- 89 of these parks and 16,209 homes are located in the Twin Cities Metro Area. 826 and 32,515 homes are in Greater Minnesota (Source: HPP, MN Department of Health, U.S. Census, private surveys)

Manufactured Housing is a disappearing source of affordable housing in Minnesota

- From 2000-2006 in Minnesota, 14 parks and 359 housing units were lost due to park closure. Six parks with 219 units are currently undergoing closure, and 18 parks and 1986 units are at risk of closure. That is a loss of more than 2500 units of affordable housing in Minnesota due to manufactured home park closure.

The idea of a “mobile home” is a misnomer

- In 1980, the federal designation of manufactured homes was changed from “mobile homes” to “manufactured homes” in recognition of their more durable, and less mobile, nature.
- According to AARP, the approximate cost of moving a home is between \$5,000 and \$10,000, and many parks won't accept a home that is more than ten years old. Some parks won't accept a home that is more than two years old. Only 1 in 100 manufactured homes are ever moved from their original site. According to an APAC survey of 7 closing parks, only 9% of residents were able to afford relocating their homes.
- The same APAC survey of 7 closing parks showed that 88% of residents would rather have been able to stay in the park.