The Geography of Manufactured Home Parks in Rural America
The Housing Assistance Council (HAC)

The HOUSING ASSISTANCE COUNCIL

- improves housing conditions for the rural poor, with an emphasis on the poorest of the poor in the most rural places in the United States.
- offers services to public, nonprofit, and private organizations throughout the rural United States.
- maintains a special focus on high-need groups and regions: Indian country, the Mississippi Delta, farmworkers, the Southwest border colonias, and Appalachia.
Manufactured housing is a significant, yet often overlooked segment of our nation’s housing stock – particularly in rural areas.

Despite its importance, there is a dearth of information on manufactured homes - especially in community (park) or land-lease settings.

Recently collected data on the location of and characteristics of manufactured home communities provides a much needed resource in efforts to stabilize and preserve this form of affordable housing.
Preliminary findings from a geographic analysis of manufactured home communities.

Highlights social, economic, and housing characteristics in the neighborhoods and markets in which manufactured home communities exist.

Sub-County (Census Tract) level analysis

Utilized only data collected from public sources
GENERAL MANUFACTURED HOUSING & LOCATION CHARACTERISTICS
Manufactured Home Placement, 2009

Scattered Site, 66%

Manufactured Home Community, 34%

Source: HAC Tabulations of the 2009 American Housing
Manufactured Home Placements by Location 1981-2009

HAC Tabulations of Census Bureau Construction Reports
Household Income, by Structure Type, 2009

Household Housing Structure

- Non Manufactured Homes: $49,500
- Manufactured Homes: $30,000
- Manufactured Homes in MHC: $27,000

HAC Tabulations of 2009 American Housing Survey Data
Manufactured Home Communities by Tract, Selected States

- No Communities: 74.2%
- 1 Community: 13.0%
- 2 Communities: 5.8%
- 3 or more Communities: 7.0%

HAC Tabulations of 2005-2009 American Community Survey Estimates and Manufactured Home Geography Project
Manufactured Home Communities by Census Tract
Selected States
MH Community Location, Census Tracts

- Small Town & Rural, 36.2%
- Suburban and Exurban, 47.5%
- Urban, 16.4%
SOCIAL AND ECONOMIC CHARACTERISTICS
Minority Population & MH Community Concentration

0 1 2 3 or more

Number of Communities

Percent Minority

0 5 10 15 20 25 30 35 40

HAC Tabulations of 2005-2009 American Community Survey Estimates and Manufactured Home Geography Project
Senior Population & MH Community Concentration

Percent Elderly

Number of Communities

0 1 2 3 or more

12.5% 13.0% 13.7% 14.8%

HAC Tabulations of 2005-2009 American Community Survey Estimates and Manufactured Home Geography Project
Poverty & MH Community Concentration

<table>
<thead>
<tr>
<th>Number of Communities</th>
<th>Percent in Poverty</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>12.7%</td>
</tr>
<tr>
<td>1</td>
<td>12.6%</td>
</tr>
<tr>
<td>2</td>
<td>13.6%</td>
</tr>
<tr>
<td>3 or more</td>
<td>14.5%</td>
</tr>
</tbody>
</table>

HAC Tabulations of 2005-2009 American Community Survey Estimates and Manufactured Home Geography Project
Manufactured Housing & MH Community Concentration

- 0%: 3.0%
- 1%: 10.8%
- 2%: 14.9%
- 3 or more: 22.2%

HAC Tabulations of 2005-2009 American Community Survey Estimates and Manufactured Home Geography Project
Housing Value & MH Community Concentration

Percent Homes Valued $50,000 or Less

Number of Communities

- 0: 4.3%
- 1: 8.8%
- 2: 10.8%
- 3 or more: 13.7%

HAC Tabulations of 2005-2009 American Community Survey Estimates and Manufactured Home Geography Project
Housing Affordability & MH Community Concentration

<table>
<thead>
<tr>
<th>Number of Communities</th>
<th>Percent Cost Burdened Homes</th>
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<tbody>
<tr>
<td>0</td>
<td>39.7%</td>
</tr>
<tr>
<td>1</td>
<td>36.5%</td>
</tr>
<tr>
<td>2</td>
<td>36.3%</td>
</tr>
<tr>
<td>3 or more</td>
<td>36.5%</td>
</tr>
</tbody>
</table>

HAC Tabulations of 2005-2009 American Community Survey Estimates and Manufactured Home Geography Project
Household Crowding & MH Community Concentration

Percent Crowded Homes

Number of Communities

0 1 2 3 or more

HAC Tabulations of 2005-2009 American Community Survey Estimates and Manufactured Home Geography Project
Preliminary Investigation

Still addressing limitations and shortcomings in the data

Further research may help to inform progressive manufactured housing initiatives such as CfED’s “I’M HOME” or ROC-USA.

Suggestion’s, comments, ideas?
www.ruralhome.org