

New Data Suggests Opportunity for Manufactured Housing

Recent reports reinforce concerns about a worsening housing supply shortage across the nation. As families across the country grapple with a housing market that currently fails to provide sufficient supply, driving up costs and setting attainable housing further out of reach, MHI is working with federal policymakers to ensure federal policies and regulations promote and support manufactured housing. As Department of Housing and Urban Development (HUD) Secretary Ben Carson has recently said, “manufactured housing is stepping out of the limestone, and into the limelight,” thanks to MHI’s efforts.

Harvard’s Joint Center for Housing Studies’ (JCHS) [“State of the Nation’s Housing”](#) report, presents analysis suggesting that if current inventory shortages persist, costs will continue to rise. In an accompanying [press release](#), Chris Herbert, managing director of JCHS, stated, “To ensure that the market can produce homes that meet the diverse needs of the growing U.S. population, the public, private, and nonprofit sectors must address constraints on the development process.” This is where manufactured housing presents an unparalleled opportunity to provide market-wide relief.

As efficiency in production is inextricably linked to a market’s ability to meet supply demands, manufactured housing outperforms other housing production processes. The innovative methods and systems afforded by the factory building process allows manufactured homes to be produced at the highest quality standards, with remarkable efficiency; all of which are translated to the consumer in quality and cost savings.

In a market where families feel that homeownership is out of reach, with the biggest obstacle being affordability, or lack thereof, access to manufactured housing couldn’t be more important. [Freddie Mac recently reported](#) that 82% of renters view renting as more affordable than homeownership – an increase of 15% from February 2018. Included in the same report, which details survey data on affordability issues, Freddie Mac presented the following data, illustrating Americans’ experiences with housing affordability:

- 51% of Americans have made spending or housing changes to afford their monthly housing payment.
- 44% of renters and 35% of owners who had trouble affording their housing payment over the last two years reported having to move to afford housing costs.
- Over half of workers employed in the essential workforce (e.g., teachers, nurses and law enforcement) have made housing decisions with their student loan repayment obligations in mind.
- Half of owners and 44% of renters in the essential workforce say they had to make different housing choices to afford daycare.

Manufactured housing offers an alternative to consumers and MHI is working to make sure they have access to homeownership through manufactured housing. To help policymakers understand and join this effort, MHI worked with its members to ensure HUD Code manufactured homes were the centerpiece of HUD Secretary Carson’s “Innovative Housing Showcase,” which featured three fully-furnished manufactured homes on display on America’s front lawn – the National Mall. Secretary Carson kicked off the showcase, highlighted manufactured housing in his remarks, explaining that manufactured housing’s “dramatic cost savings in construction enable responsible citizens to secure housing that may be considerably less expensive than renting or purchasing a site-built home.”

The event allowed Members of Congress, Administration officials, and the public the opportunity to see and experience the craftsmanship and quality of manufactured housing, first hand.

During an Open House hosted by MHI on the National Mall, Members of Congress, including Representatives Kathleen Rice (D-NY), Marc Veasey (D-TX), Michael Guest (R-MS), and Robert Aderholt (R-AL), walked from meetings and votes on Capitol Hill to learn more about the quality and attainability of today's manufactured homes.

[Click here](#) to see the remarks of Members of Congress that toured the homes during MHI's Open House.

If you have any questions, please contact MHI's Government Affairs Department at 703-229-6208 or MHIgov@mfghome.org.