

Cost Breakdown per Texas Manufactured Housing Association (TMHA).

1. Cost Breakdown

- **Manufactured Homes: Average between \$78 and \$87 per sq. ft. (Single-section homes are typically lower, while multi-section or double-wide homes trend slightly higher).**
- **Conventional Site-Built Homes: Average between \$160 and \$169 per sq. ft. (National averages, excluding the cost of land). [1, 2, 3]**

2. Estimated number in U.S. living in HUD Code Manufactured Homes or pre-HUD Code mobile homes = Approx. 22 million. (Urban Institute, Congressional Research, Shelterforce, MHI periodically, as they appear to publish contradictory figures).

3. Number of Land Lease Manufactured Home Communities in U.S. = Approx. 50,000 (sources Lincoln Institute which cited FEMA, ELS SEC filing).

- **1995-2000 Avg. Annual U.S. HUD Code Manufactured Home Production = 338,924**
- **2001-2025 Avg. Annual U.S. HUD Code Manufactured Home Production = 93,326**

(Sources: MHARR, IBTS, HUD, MH Merchandiser, MHPProNews research, among others)

4. Manufactured Homes Appreciate at similar or sometimes faster rates the conventional 'site built' housing. (Sources: NAR, FHFA, HUD, and LendingTree, among others).

<https://www.manufacturedhomeproneews.com/fixing-man-made-housing-crisis-requires-facts-evidence-contributing-to-u-s-housing-shortage-how-many-are-employed-in-u-s-manufactured-housing-sunday-weekly-mhville-headlines-in-review-fea/>

5. Estimated number of FTE (full time equivalent) employees working in manufactured housing



Final Re-Run: Total Estimated FTE U.S. Manufactured Housing Professionals

Using the refined "pure-play" ratios and zero-duplication formula:

Sector	Data Basis / Formula	Estimated FTE Souls
Production, Retail, & Transport	102,738 (2025 homes) x 0.75 ratio	77,054
Community Operations	4.3M sites @ 51.25 ratio (UMH/Flagship Avg)	83,902
Financial/Insurance/Legal	Vanderbilt, 21st, Triad, Cascade, regional	25,000
Ancillary (Suppliers/Assoc/Media)	Refined specialized MH-dedicated support	4,500
TOTAL ESTIMATED INDUSTRY SOULS		190,456



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6. What is holding manufactured housing back from growth?

- a) Zoning and placement barriers at the local level.
- b) More competitive financing (limited number of lenders).
- c) Uncertainty over regulations such as the Dept. of Energy (DOE) energy rule.

(Sources: Manufactured Housing Association for Regulatory Reform (MHARR) and Manufactured Housing Institute (MHI), other researchers).

7. Affordable housing crisis solutions as it relates to HUD Code manufactured homes?

- a) Zoning: enforce existing federal law: Manufactured Housing Improvement Act of 2000 (MHIA, MHIA 2000, 2000 Reform Act, 2000 Reform Law) and its “enhanced preemption” provision (MHPProNews notes only rarely enforced by HUD).
- b) Enforce the Duty to Serve (DTS) manufactured housing (mandated by HERA 2008).
- c) Restore FHA Title I financing to its previously healthy levels.
- d) Kill DOE energy rule and make HUD sole federal regulator of HUD Code manufactured housing

(Sources: including MHARR, MHI, UMMC, others)

8. Why are federal laws long in place not properly enforced?

Per evidence-based assertions, while MHI postures support for those laws, but they have members that have openly said no or low developing and NIMBYism are a benefit to their business model (e.g.: Equity LifeStyle Properties (ELS), Sun Communities (SUI), Flagship Communities (TSX-MHC-U). Producers like Cavco (CVCO) and Champion (SKY) have said that they support the ‘mission and goals’ of their land-lease communities clients.

<https://www.manufacturedhomepronews.com/wp-content/uploads/2025/05/M-A-ConsolidateManufacturedHousingUnderperformance21stCenturyQuotesScreenShotInvestorRelationsIRpitchAntitrustOligopolyStyleMonopolizationMonopolyManufacturedHomePr oNewsMHPProNews.png>

Sources: Investor Relations (IR) presentations, earnings call statements, MHARR, and research by MHPProNews, MHLivingNews that includes multiple third-party artificial intelligence facts-evidence-analysis checks)

9. MHARR says the issues facing the industry are in the post-production sector, which is MHI’s domain. They should act to get laws enforced rather than posturing without performing. Some current or former MHI members have agreed with their assessment.