



Overview of the Federal Manufactured Housing Program

Presented by:

The Office of Manufactured Housing Programs

Audio is available only by conference call

Please call: 800-260-0719

Access Code: 433131



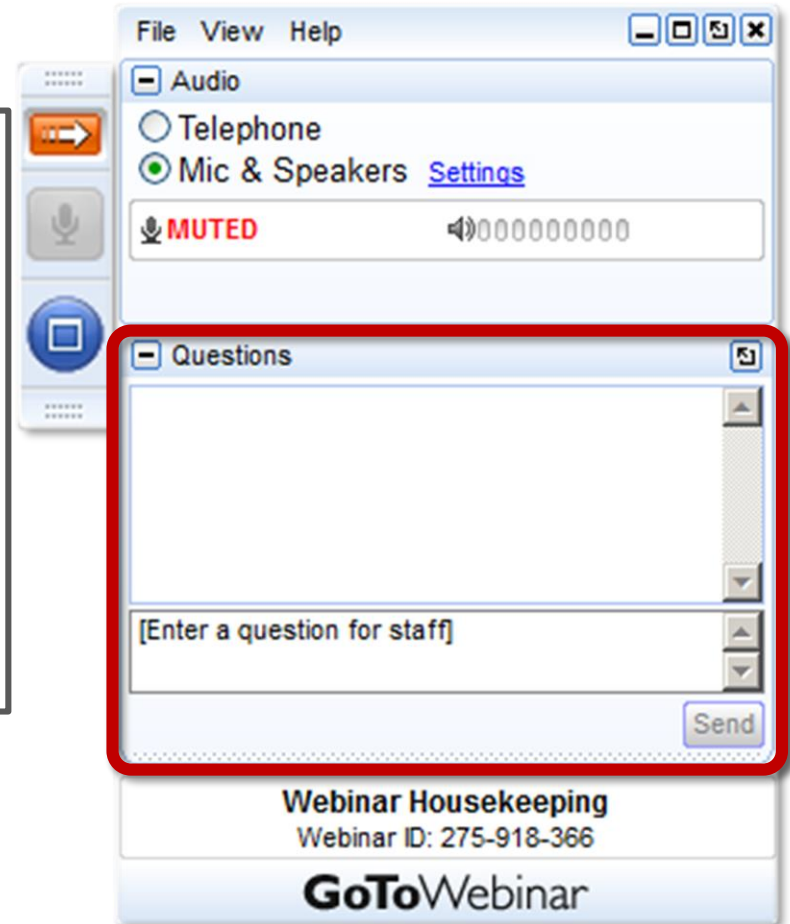
Webinar Logistics

- Audio is being recorded. The playback number along with the PowerPoint and a transcript will be available on the HUD Exchange at www.hudexchange.info/programs/housing-counseling/webinars/
- An OHC LISTSERV will be sent out when the Archives are posted. Posting will usually be within 7-10 days.
- Attendee lines will muted during presentation.
- Handouts of the presentation are available in the Control Panel. Click on document name to download.

Ways to Ask Questions

Please submit your text questions and comments using the Questions Panel. We will answer some of them during the webinar.

You can also send questions and comments to housing.counseling@hud.gov with “Manufactured Housing” in the subject line.



Pamela B. Danner

Administrator

Office of Manufactured Housing Programs

Program Purpose

The Manufactured Housing Program was established by the National Manufactured Housing Construction and Safety Standards Act of 1974, amended in 2000, as a nationwide program to protect the **quality**, **safety**, **durability**, and **affordability** of manufactured homes.

HUD's Office of Manufactured Housing Programs establishes and enforces the Federal Manufactured Home Construction and Safety Standards, the Model Installation Standards and administers the Dispute Resolution Program.



Program Mission

“To protect the quality, durability, safety, and affordability of manufactured homes and facilitate the availability of affordable manufactured homes and to increase homeownership for all Americans.”

(NATIONAL MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS ACT OF 1974 (AS AMENDED IN 2000), 42 U.S.C. 5401)

Program Scope

- Manufactured homes provide subsidy-free affordable housing for more than 20 million Americans.
- Production & Retail
 - Manufactured Home Builders
 - ~50 corporations with 130 production facilities
- Manufactured Home Retailers
 - ~2,000 retailers with about 4,000 locations

Program Standards & Regulations

- **24 CFR 3280**
 - Establishes Manufactured Home Construction and Safety Standards (technical specifications)
- **24 CFR 3282**
 - Establishes Manufactured Home Procedural and Enforcement Regulations (procedures and industry participant requirements)



Program Standards & Regulations

- **24 CFR 3285**
 - Establishes the Model Manufactured Home Installation Standards
- **24 CFR 3286**
 - Establishes the HUD Manufactured Home Installation Program
- **24 CFR 3288**
 - Establishes the HUD Dispute Resolution Program



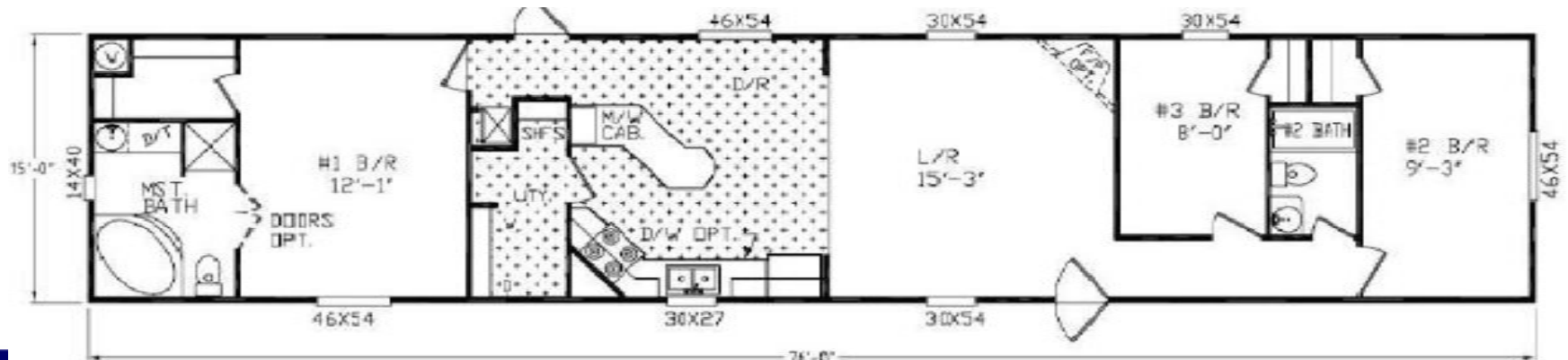
What is A Manufactured Home?

- THE HUD standards define a manufactured home as:

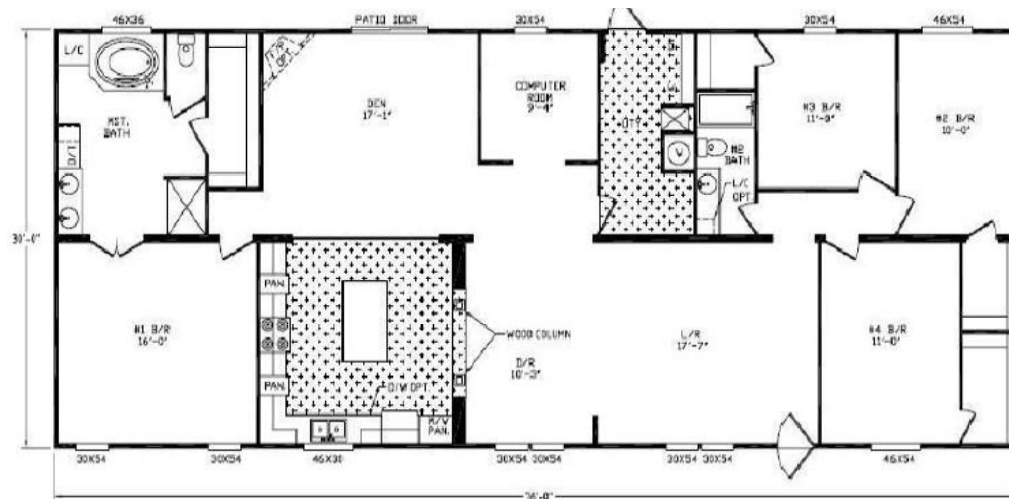
“A STRUCTURE, TRANSPORTABLE IN ONE OR MORE SECTIONS, WHICH IN THE TRAVELING MODE IS EIGHT BODY FEET OR MORE IN WIDTH OR FORTY BODY OR MORE IN LENGTH OR WHEN ERECTED ON SITE IS 320 OR MORE SQUARE FEET, WHICH IS BUILT ON A PERMANENT CHASSIS AND DESIGNED TO BE USED AS A DWELLING WITH OR WITHOUT A PERMANENT FOUNDATION WHEN CONNECTED TO THE REQUIRED UTILITIES, AND INCLUDES THE PLUMBING, HEATING, AIR CONDITIONING, AND ELECTRICAL SYSTEMS CONTAINED IN THE STRUCTURE...”

- THE HUD standards and regulations do not apply to modular or factory-built housing or self propelled recreational vehicles.

Example Of A Single Wide Home



Example Of A Double Wide Home



General Program Data

- Built to America's only national, pre-emptive building code
- There are approximately 8.5 million manufactured homes in the United States
- Comprises approximately 10% of single family detached housing in the United States
- As of Oct 2017, the industry produced over 89,666 new manufactured homes



General Program Data

- Approximately 22 million people live in manufactured homes
- The median household income for residents in manufactured housing is slightly less than \$30,000
- The average selling price of a new manufactured home today is \$68,000 (without land) vs \$360,000 for a site built home sold with land (\$84,316 is derived from land)



General Program Data

- Average price per square foot is \$47.55 vs \$100.65 for a single family site built home (without land)
- There are approximately 3.0 – 3.5 million manufactured homes in land leased communities
- 1 out of 5 homes in rural areas is a manufactured home



Regulatory Partners

- Design Approval Primary Inspection Agencies
 - Review and approve building plans and Quality Assurance Manuals
 - 6 Agencies (5 private, 1 unit of state government)
- In Plant Primary Inspection Agencies
 - Oversee implementation and effectiveness of quality assurance programs
 - 14 Agencies (5 private, 9 units of state government)



Regulatory Partners

- State Administrative Agencies
 - Handle consumer complaints and oversee manufacturer actions within their state related to remedial actions
 - 35 /



Installation Is Key. . .

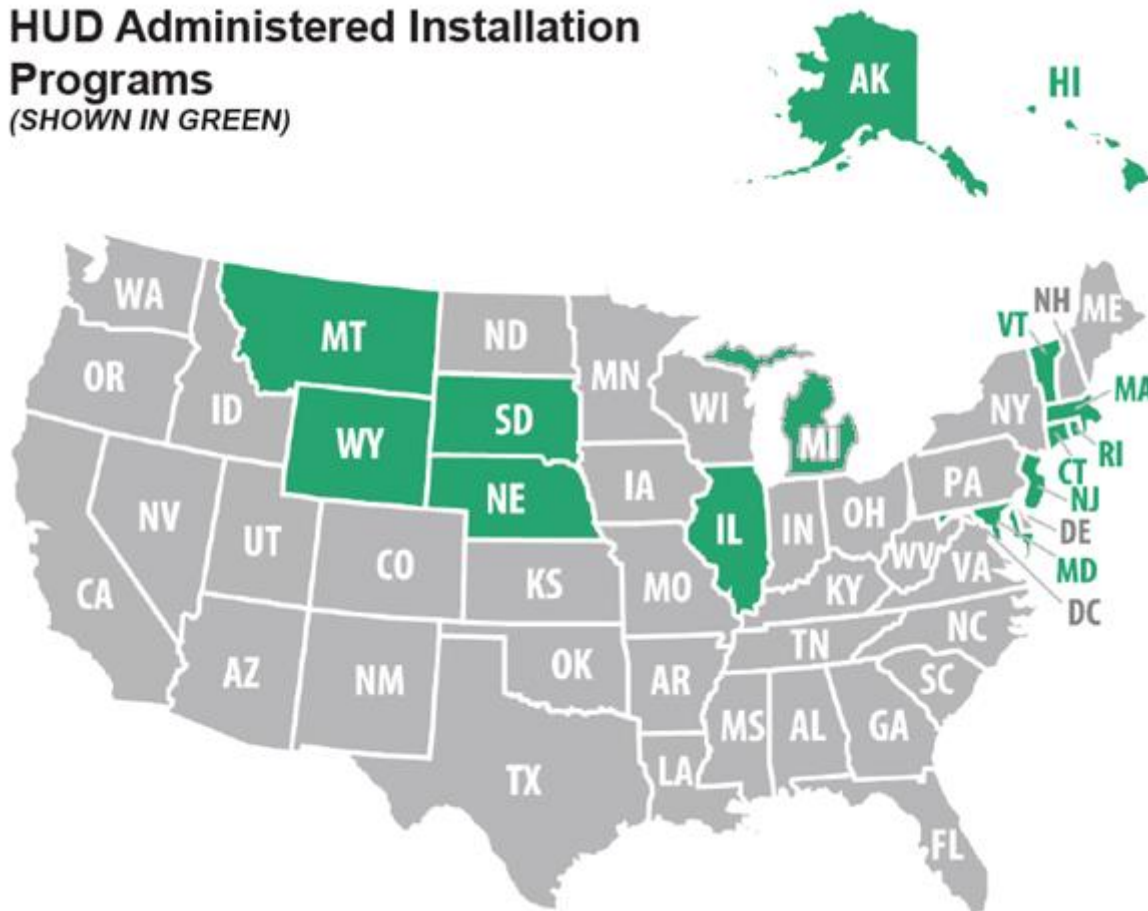


Installation Program

- The Manufactured Home Installation Program is governed by 24 CFR 3285 and 24 CFR Part 3286 and ensures that states have in place a minimum installation standard and an operating installation program.
- Thirty-six states administer their HUD approved installation program.
- HUD implements and administers the installation program in the states that currently do not have an approved installation program (14 states). This includes providing trainer and installer training and licensing, monitoring inspections, reviewing installation manuals, etc.

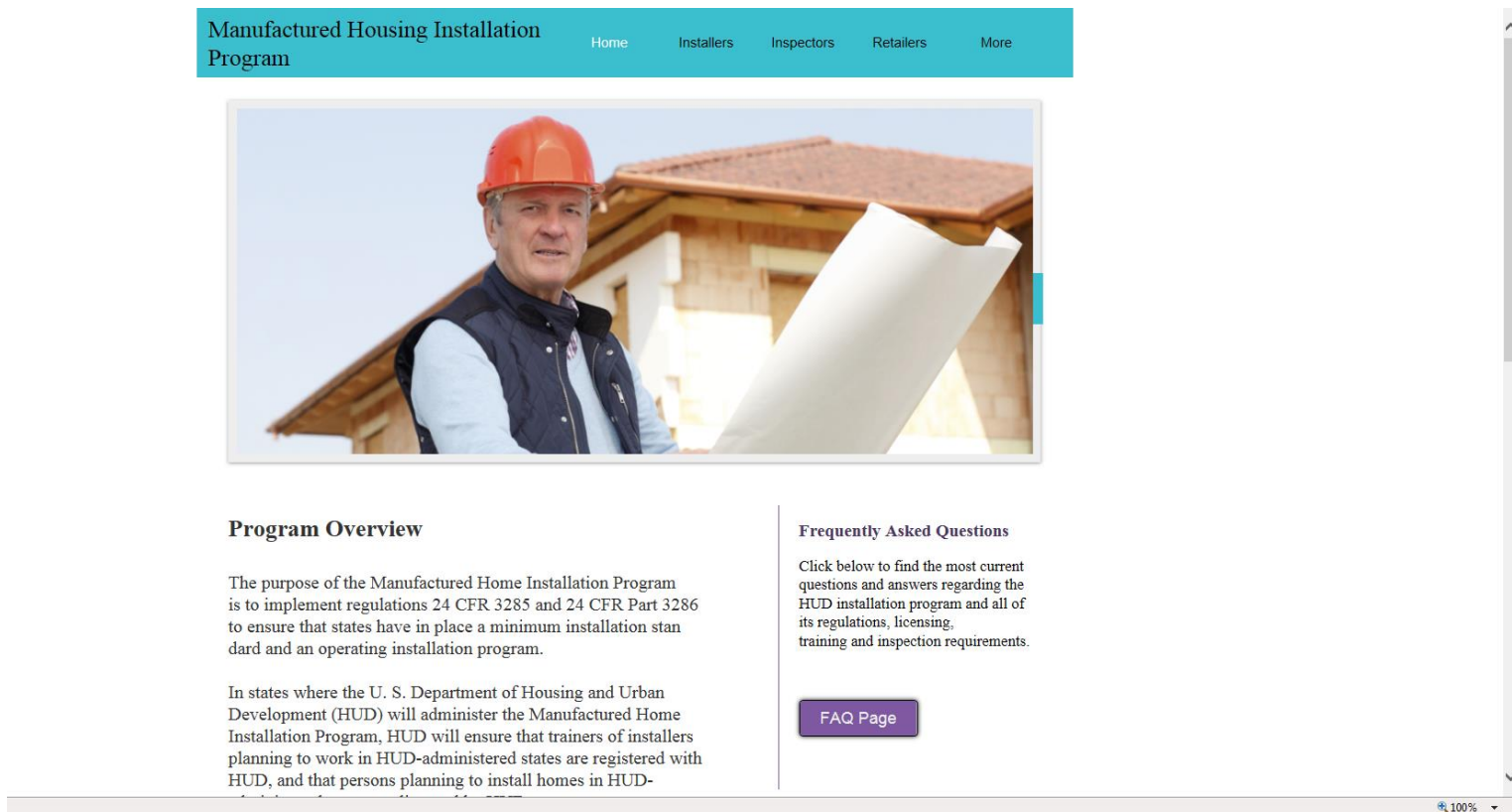
Installation Program

**HUD Administered Installation
Programs**
(SHOWN IN GREEN)




Installation Program

- HUD Manufactured Home Installation website at www.manufacturedhousinginstallation.com:



The screenshot displays the HUD Manufactured Home Installation Program website. The header is a teal bar with the text "Manufactured Housing Installation Program" on the left and navigation links "Home", "Installers", "Inspectors", "Retailers", and "More" on the right. Below the header is a large image of a man in an orange hard hat and a dark vest over a light blue shirt, holding a large sheet of paper, with a wooden building in the background. The main content area is divided into two columns. The left column is titled "Program Overview" and contains two paragraphs of text. The right column is titled "Frequently Asked Questions" and contains a paragraph of text and a purple button labeled "FAQ Page". The bottom of the page shows a status bar with "100%" zoom level.

Manufactured Housing Installation Program Home Installers Inspectors Retailers More



Program Overview

The purpose of the Manufactured Home Installation Program is to implement regulations 24 CFR 3285 and 24 CFR Part 3286 to ensure that states have in place a minimum installation standard and an operating installation program.

In states where the U. S. Department of Housing and Urban Development (HUD) will administer the Manufactured Home Installation Program, HUD will ensure that trainers of installers planning to work in HUD-administered states are registered with HUD, and that persons planning to install homes in HUD-

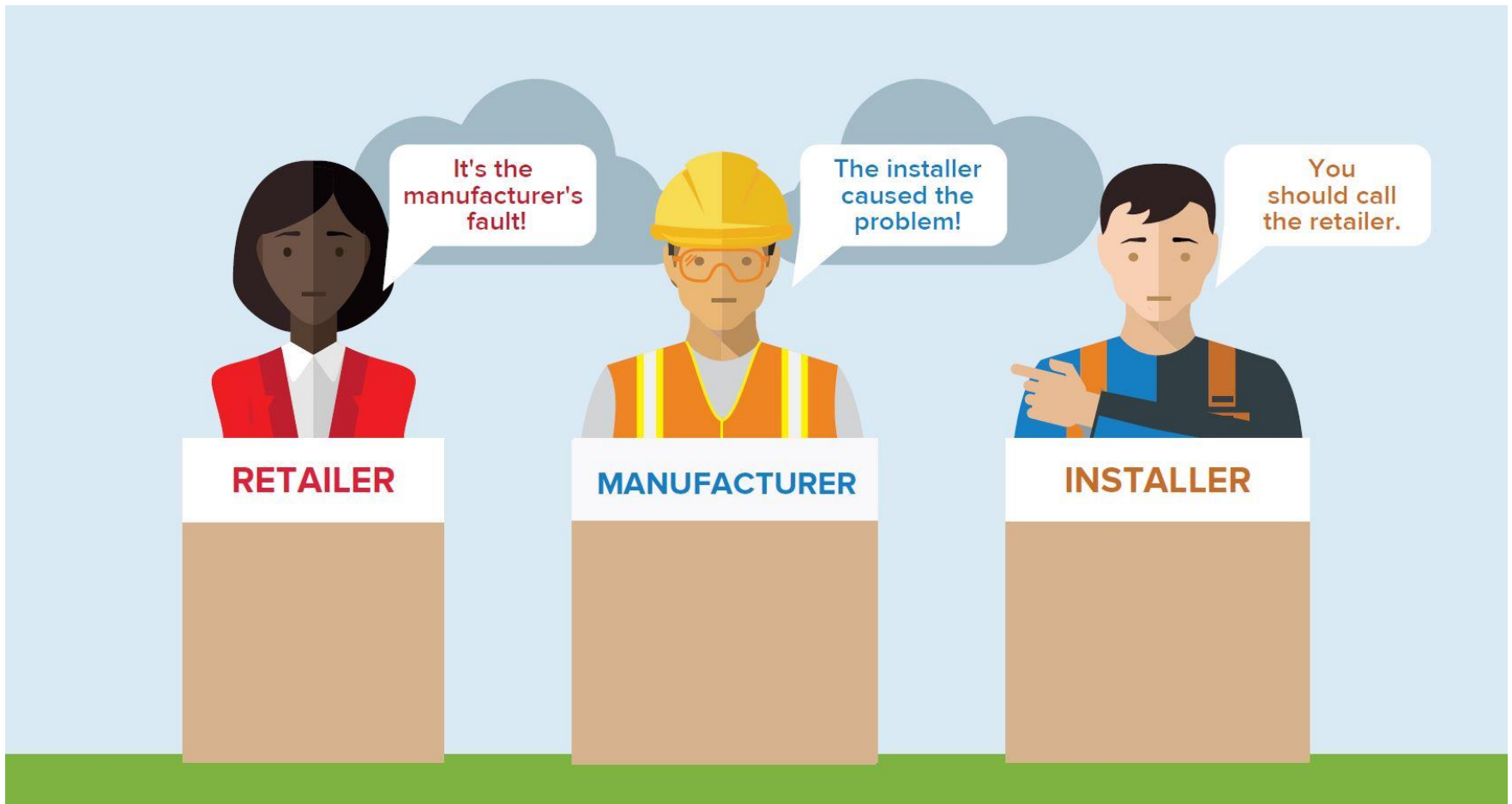
Frequently Asked Questions

Click below to find the most current questions and answers regarding the HUD installation program and all of its regulations, licensing, training and inspection requirements.

[FAQ Page](#)

100%

Ending the Blame Game

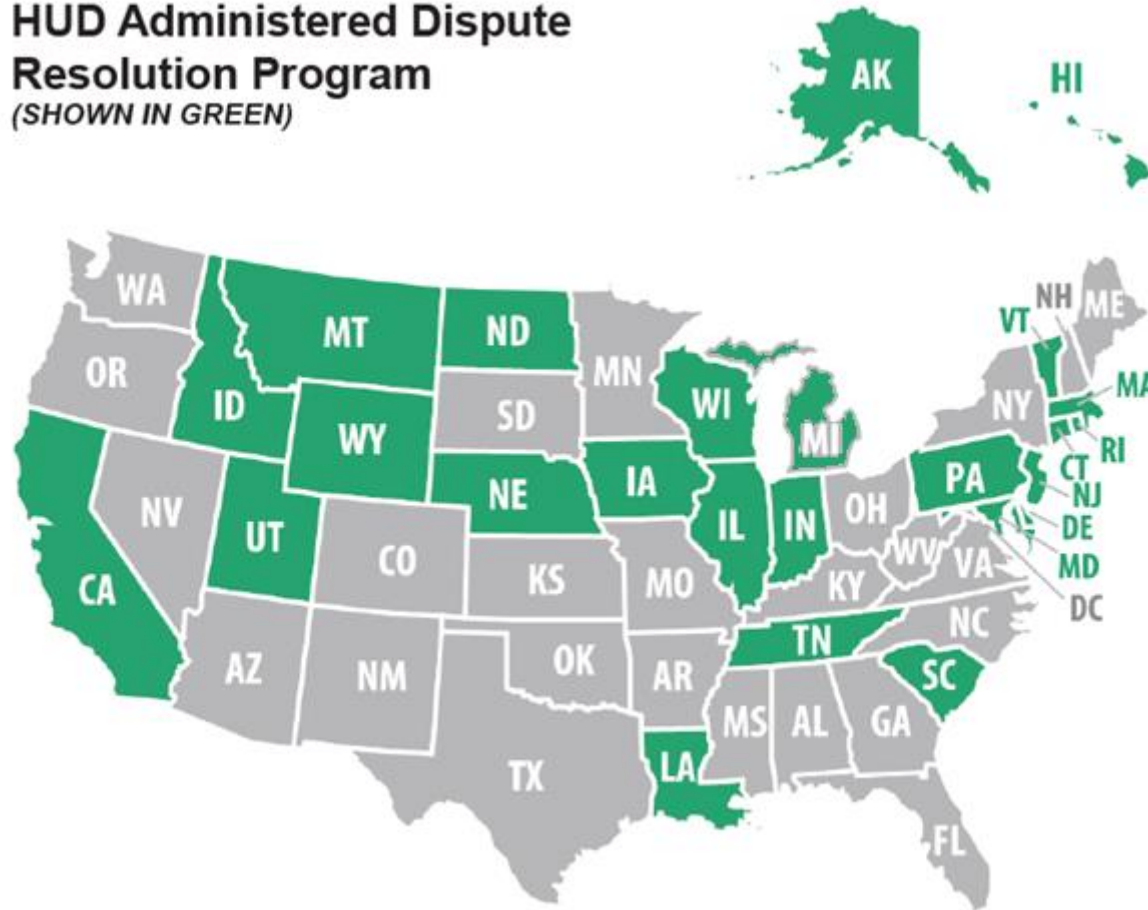


Dispute Resolution Program

- The Manufactured Home Dispute Resolution Program (DRP) is available to assist in resolving disputes between manufacturers, retailers and installers of manufactured homes regarding responsibility and, if required, correction or repair of defects in manufactured homes.
- To qualify for resolution under the Manufactured Home Dispute Resolution Program, defects must be reported within the one-year period after the date of first installation.
- Twenty-five states administer their own HUD approved dispute resolution program; HUD implements and administers the program in the twenty-five states that do not have a program.

Dispute Resolution Program

**HUD Administered Dispute
Resolution Program**
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Dispute Resolution Program

- HUD Dispute Resolution website: www.hudrhp.net



Financing a Manufactured Home

Rules for financing a manufactured home can differ from those for site-built housing, mostly depending on whether the home owner will own or rent the land on which the home is set.



Financing a Manufactured Home

In their financing policies, lenders consider how the home is classified or treated by the local taxing authority:

- **Real Estate.** Generally, local governments treat a manufactured home as real estate when it is permanently attached to land that is owned by the home owner. Traditionally, real estate is defined by land and attached buildings that are immovable.
- **Chattel.** Local governments treat homes as chattel or personal property when the property owner does not own the land underneath the home. Even when the homeowner owns the land, a manufactured home can still be classified as chattel if it does not meet local laws for real estate.

Financing a Manufactured Home

Federal Agencies support the financing of manufactured homes by insuring lenders against loss from loan default. This protection encourages lenders to make financing available at a lower cost to the homeowner.

Federal Housing Administration	Veterans Affairs	U.S. Department of Agriculture Rural Housing
<ul style="list-style-type: none">• insures home loans to protect the lenders• Title I insurance for loans that finance chattel homes• Title II insurance - full coverage insurance on loans that finance homes that are classified as real estate	<ul style="list-style-type: none">• insures home loans to protect the lenders.• insurance is referred to as a Home Loan Guaranty Program• homes must be permanently affixed and classified as real property under the laws of the state where it is located• offered only to borrowers who are U.S. service members, veterans and eligible spouses	<ul style="list-style-type: none">• insures home loans to protect the lenders.• homes must be permanently affixed and classified as real property under the laws of the state where it is located• offered to low-to mod income borrowers• property must be located in eligible rural area

Financing a Manufactured Home

- Interest rates on manufactured home loans vary based the age and size of the home, on the amount of the down payment, the term of the loan, the site location, and the borrower's credit.
- Interest rates are generally higher on loans without insurance (e.g. FHA, VA), or when classified as chattel property.





Thank You.

For more information visit:

www.hud.gov/mhs

Or e-mail:

housing.counseling@hud.gov