

# What exactly is a mobile manufactured home?

## *The answer may surprise you.*



Have you seen a mobile manufactured home lately? They're not mobile and they're not trailers! They *are* beautiful, spacious, energy efficient, and reasonably priced! See for yourself how these beautiful homes could fit into your lifestyle and budget.

A mobile manufactured home is a single-family house constructed entirely in a controlled factory environment, built to the federal Manufactured Home Construction and Safety Standards known as the "HUD code". While Connecticut still refers to these houses as mobile manufactured homes, the rest of the country refers to them as manufactured homes and that is the terminology that we will use in this article.

### **Living in a Manufactured Home Park or Community**

Today's mobile/manufactured home delivers all the amenities and comforts found in a "site built" home, but at 20 to 35% less cost per square foot. Today's manufactured homes are constructed with materials virtually identical to those used in traditional site-built homes. Economies of scale and the efficiency of factory production produce savings that are passed on directly to the home buyer.

Manufactured home communities offer an easy lifestyle that leaves you more time to do the things you really want to do. Enjoy carefree living with the independence of home ownership.



### **Today's Manufactured Housing**

Over the past decade, the rate of growth of the manufactured housing industry has been dramatic. According to the U.S. Census Bureau, manufactured homes accounted for nearly a quarter of all new single-family housing starts during the 1990s. Affordability is a key factor in the growth of manufactured housing and one of the main reasons increasing numbers of consumers are choosing a manufactured

home.

In addition to its affordability, today's manufactured home also offers the quality, value and technologically-advanced features that home buyers desire. Home buyers can choose from features such as whirlpool baths, cathedral/vaulted ceilings, walk-in closets, fireplaces, state-of-the-art appliances and spas. Spacious floor plans, customization packages, two-story models and exterior designs compatible with almost any neighborhood are attracting consumers, as well as builder-developers who are using manufactured housing in their subdivisions in increasing numbers.

For all of these reasons, the many benefits of today's manufactured homes are being recognized by consumers, builder-developers, and public officials alike. More people realize that manufactured housing can provide them with the best housing value and quality. With continued advances in technology and public acceptance, manufactured housing is positioned to be a major provider of quality housing in the 21st century.

### **The Affordability Factor**

The affordability of manufactured housing is mainly attributable to the efficiencies of the factory process. The controlled environment and assembly-line techniques remove many of the problems of the site-built sector, such as poor weather, theft, vandalism and damage to building products and materials stored on site. Also, factory employees are trained, scheduled and managed by one employer, as opposed to the system of contracted labor in the site-built sector.

Manufactured home producers also benefit from the economies of scale which result from being able to purchase large quantities of building materials and products. As a result they are able to negotiate the lowest possible price for items that are invariably more expensive in a site-built house.

### **Financial Benefits of Living in a Manufactured Home Community**

Many people don't understand the financial benefits that can be realized from leasing land while owning their own home. When you live in a manufactured home park or community, you purchase your home but lease the land where your home is located. When home buyers make their housing purchase with land costs included, their total housing costs increase significantly. When purchasing your home but leasing the land upon which your home is sited, your initial dollar investment is much lower.

This lower initial investment puts more money in your budget each month to save, cover living expenses, or give you some of the extras you want and need. If you invest your savings, the earnings could offset the rent you pay on your home site, further reducing your monthly expenses.



### **Summary**

Affordability and ease of lifestyle are just a couple of reasons to consider living in a mobile manufactured home community in Connecticut. Decide which works best for you. Visit the Department of Consumer Protection website ([www.ct.gov/dcp](http://www.ct.gov/dcp)) for a list of mobile manufactured home parks in Connecticut.

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