



FLORIDA HOUSING COALITION CONSTRUCTION FORUM

September 26, 2024

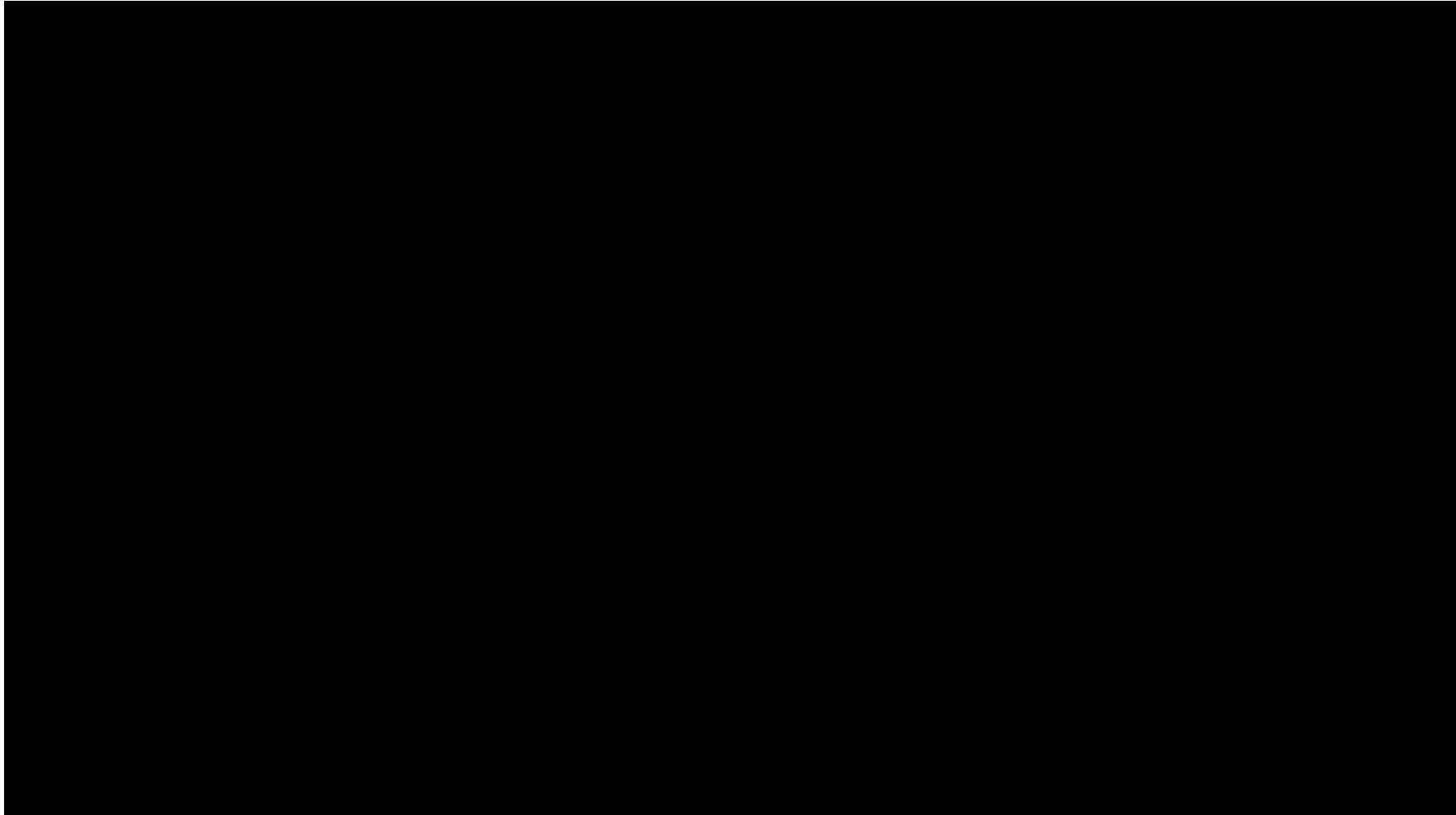


Innovative, Quality, Affordable -
Manufactured Housing



FMHA
*Florida Manufactured
Housing Association, Inc.*

Factory Built Homes Are More Efficient Than Site Built Homes -
Florida Manufactured Housing Association



Facts Over Fiction

New Florida Manufactured Home

Average Cost - \$140,916*

Average Size – 1,501 square feet

Average cost per sq ft. - \$93.88

New Florida Site-Built Home

Average Cost - \$234,348*

Average Size – 1,694 square feet

Average cost per sq ft. \$138.34

** Home only, excludes land, foundation and site improvements.*

- A new manufactured home costs 32% less than a comparable site-built home.
- Manufactured housing has a vital role in enabling homeownership and is the largest form of unsubsidized affordable housing in the U.S.
- Manufactured homes must be built to the HUD code, a single uniform regulatory framework for home design and construction, including standards for health, safety, energy efficiency, and durability.

Recent and Anticipated Innovations

- Earlier this month, the Biden Administration announced plans to finalize a rule to update the MH Construction and Safety Standards to enable more housing types to be built (i.e., duplexes, triplexes and fourplexes).
- CrossMod® Homes (a type of residential-design manufactured home) are eligible for 30-year conventional financing through the GSE's.
- Legislation to remove the permanent chassis requirement will soon be introduced in the U.S. Congress to allow for two-story manufactured homes.

Problems and Solutions

- Discriminatory land use policies are the biggest impediment to creating more affordable housing.
- Manufactured housing is widely discriminated against due to outdated perceptions (i.e., mobile homes, trailers, etc.).
- Getting buy-in from local officials is key to changing perceptions and modifying land use policies.
- Florida courts have ruled, “Local requirements must be reasonable and uniformly applied without any distinction as to whether a building is conventionally constructed or manufactured.”





Questions?

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