

Manufactured Housing Subcommittee



Manufactured Housing – Current Facts

- No new MH communities since early 1990's
- MH stock down by 6,800 homes in last 10 years ⁽¹⁾
- Change in use affected 14 communities in last 10 years ⁽²⁾
- Gentrification pressures reduced affordable home supply since COVID

(1) Statewide Housing Needs Assessment (Prepared for Delaware State Housing Authority); Root Policy Research; November 2023

(2) Delaware Manufactured Housing Trust Relocation Authority

Manufactured Housing – Homeowner Issues

- Concern about Rental Increases
- Land Conversion to Other Uses
- Lack of Investment in the Communities
- Inability of Government to assist in the Advocacy and Problem Solving of Community Issues

Manufactured Housing – Landowner Issues

- Excessive Regulations
- Rent Justification/Control
- Negative Perceptions of the Industry by Legislators and Homeowners

Manufactured Housing – Tensions

- Homeowner Rental Increases vs Landowner Market Rate
- Homeowner/Landowner Relationships vs Aggressive Landowners
- Continual Rewriting/Expansion of Laws vs Stable Operating Environment
- Difficulty Obtaining New Sites due to Land Costs and Local Objections
- Different Interpretations of Affordable Housing and Who is Responsible for Providing Relief
- Financing for New Communities and Homes

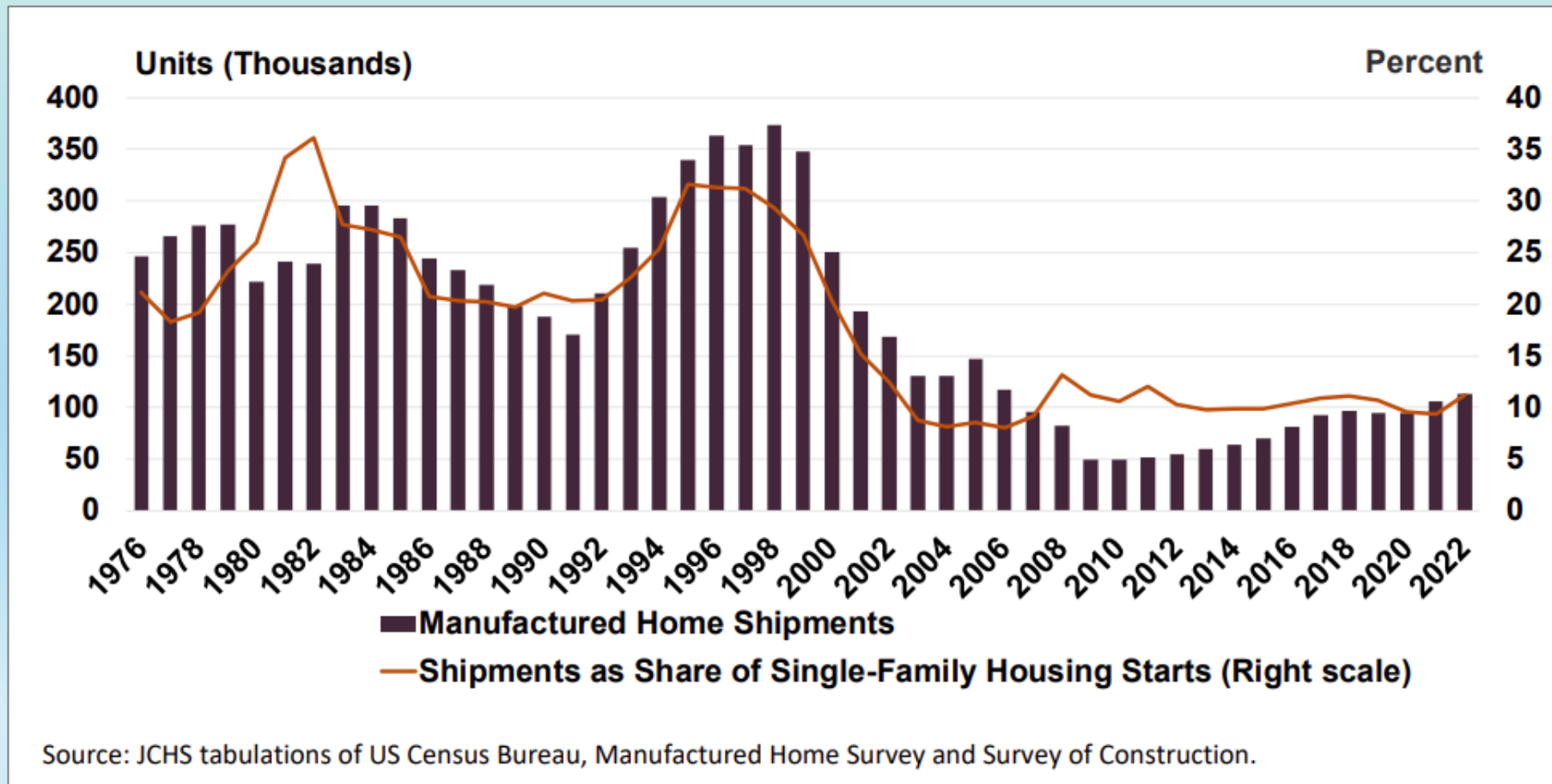
Manufactured Housing – Primary Questions

- How to Sustain and Expand Communities
- Definition of Affordable Housing
- Responsibility of Burden
- How to Provide Additional Support

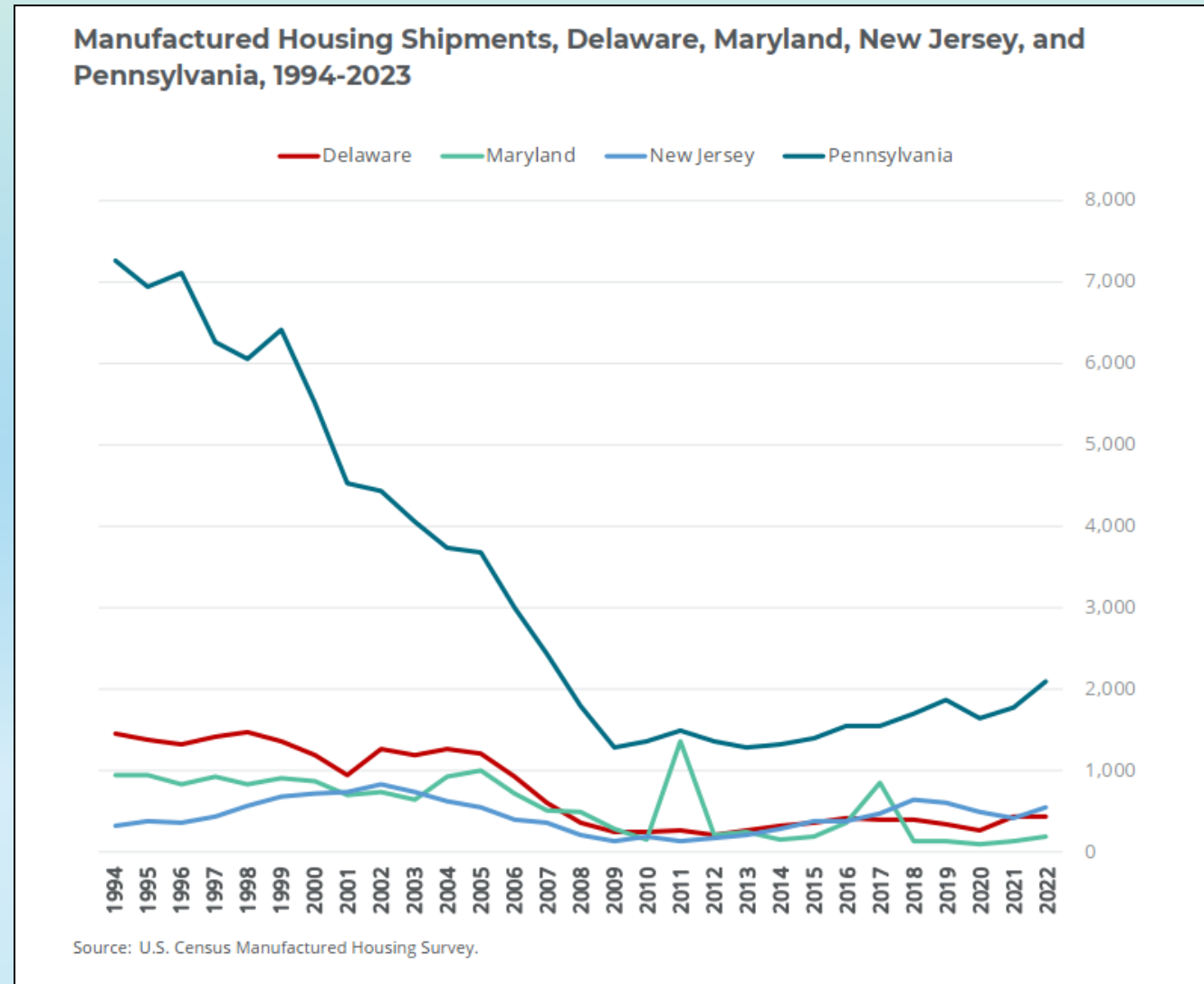
Manufactured Housing – Quandry

- If Landowner Entitlements
But No Relief of Rent Justification/Control
Then No new communities and decline of existing communities
- If Relief from Rent Justification/Control
But No Landowner Entitlements
Then No new communities, but Community Closure Slow Down

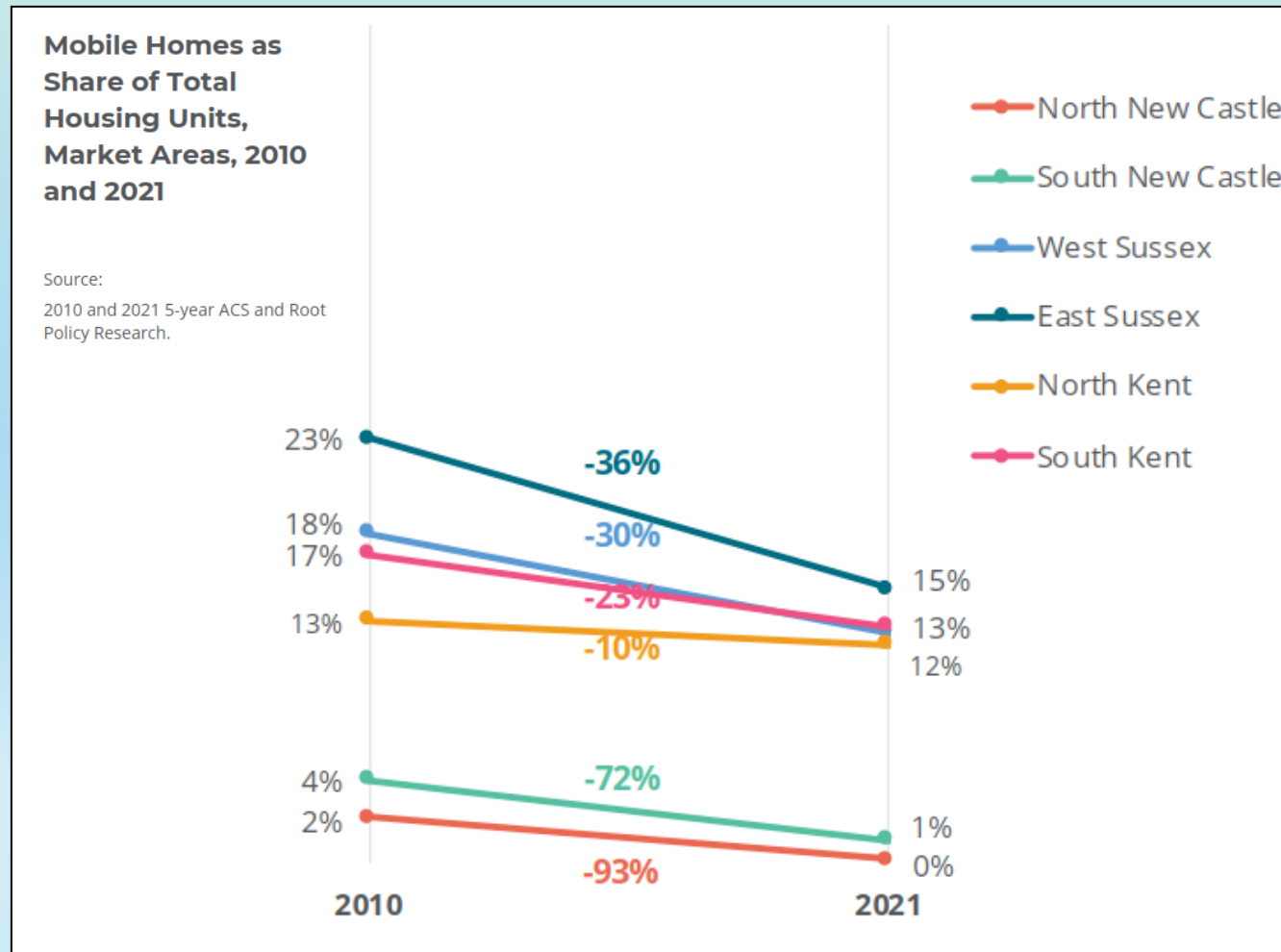
Manufactured Home Shipments Since 1976



Manufactured Home Shipments 1994 - 2023



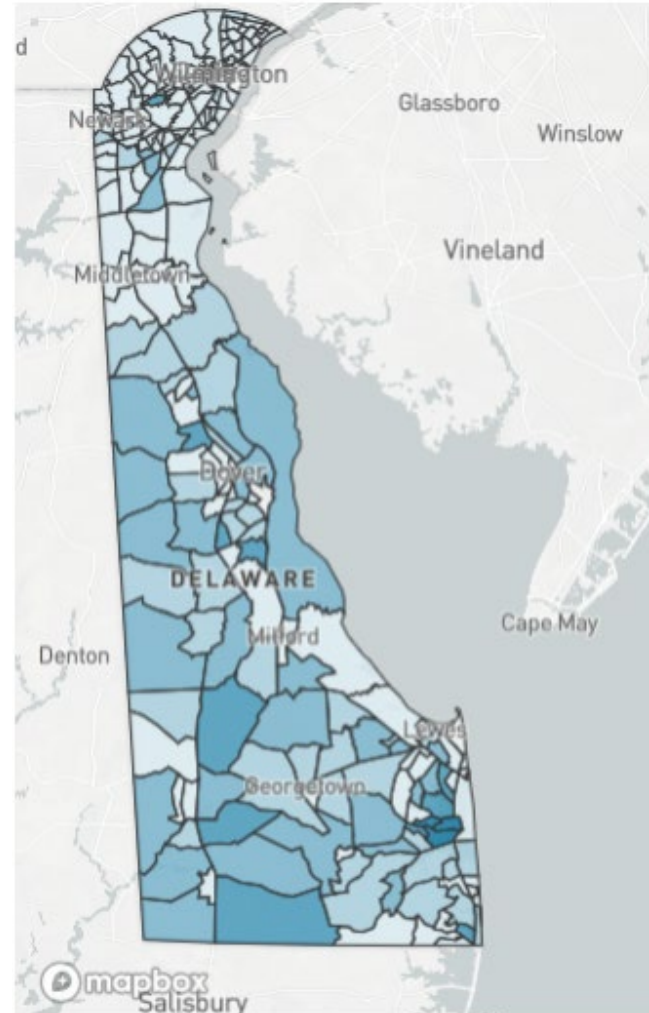
Manufactured Home as a Share of Total Housing Units in DE



Manufactured Homes per Housing Unit in DE

Figure II-44.
Mobile Homes per Housing
Unit, Delaware, 2021

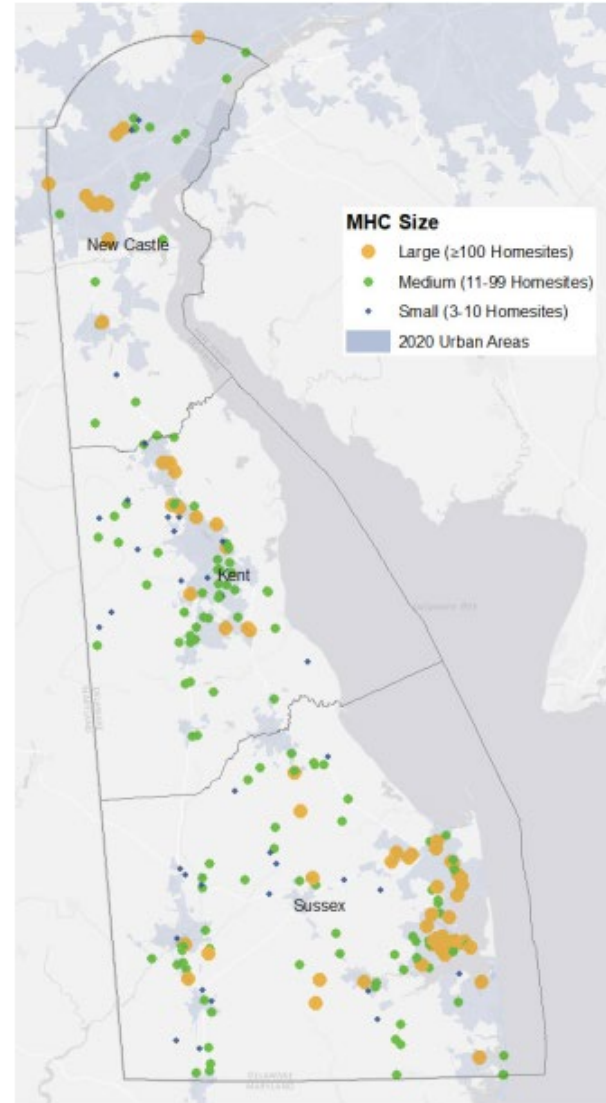
Source:
2021 5-year ACS, MySidewalk, and Root Policy
Research.



Housing Units by Units in Structure -
Mobile Homes per housing unit

Manufactured Home Locations in DE

FIGURE 1 Location of MHCs in Delaware



Sources
Philadelphia FRB Manufactured Housing Community Dataset and Census TIGER/Line Shapefiles.

Notes
Urban/rural classifications are based on the 2020 census.