

BRINGING KANSAS HOME

2011 KANSAS HOUSING CONFERENCE



A Roof Over Your Head! Affordable Housing at the Public Square



Martha Neu Smith, Executive Director
Kansas Manufactured Housing Association

What is Manufactured Housing?

- **"Manufactured home"** means a structure which is subject to the federal act and which is transportable in one or more sections which, in the traveling mode, is 8 body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet and which is built on a permanent chassis and designed to be used as a dwelling, with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein, and such term shall include any structure which meets all the requirements of this subsection except the size requirements and with respect to which the manufacturer voluntarily files with the united states department of housing and urban development a certification required by the secretary of housing and urban development and complies with the standards established under the federal act, except that such term shall not include any self-propelled recreational vehicle. K.S.A. 58-4202 (a)

What is Modular Housing?

- **"Modular home"** means a structure which is: (1) Transportable in one or more sections; (2) designed to be used as a dwelling on a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein; and (3) certified by its manufacturer as being constructed in accordance with a nationally recognized building code. K.S.A. 58-4202(c)

Who is Buying our Homes?

- The average age of the head of household is 49.9 years.
- Only 23% of household heads are retired; Fifty-seven percent are employed full time.
- 21% have a college degree, and 32% have at least some college education.
- The median income level is \$34,700 and the median net worth is \$45,000.
- Average household size is 2.7 members.

Technology Inside Homes

- Eighty-five percent of homeowners have a cellular phone.
- Forty-six percent of homes have a satellite service subscription, while 41% have a cable TV subscription.
- Residents use the internet for a variety of things, but one of the most common is for information/research/school projects at 83%

How our Homes are Occupied

- Owner-occupied primary residence is the main use for these homes, at 83%.
- 2% of the homes are used as a summer or winter home.
- Three percent are used for weekend getaways or vacations.

What a Typical Home Looks Like

- Forty-six percent are multi-sectional.
- Nearly half (49%) of the manufactured homes are located on the owner's private property.
- Two of every three manufactured homes are in rural areas.

About the Purchasing and Financing of our Homes

- The two most common sources of purchase are new from a retailer at 35%, or used from a private party, at 36%.
- Sixty-four percent of homeowners financed their home at the time of purchase.
- According the Federal Reserve Board, in 2009 74.8% of all first-lien home-purchase loans secured by manufactured homes were \$75,000 or less.

The Advantages of Factory Built Housing

Built for Quality:

- All aspects of the construction process are controlled.
- The weather does not interfere with construction and cause delays.
- All technicians, craftsmen and assemblers work as a team and are professionally supervised.
- Inventory and materials are protected from theft and weather related damage.
- All construction materials, as well as interior finishes and appliances, are purchased in volume for additional savings.
- Cost of interim construction financing is significantly reduced or eliminated.
- All aspects of construction are continually inspected by a professionally trained third party inspector.

The Perception of Our Homes



Actual Homes Found in Kansas



Actual Homes Found in Kansas



Actual Homes Found in Kansas



Actual Homes Found in Kansas



Actual Homes Found in Kansas



Actual Homes Found in Kansas



Actual Homes Found in Kansas



Homes Found In Other States



Contact Information

Kansas Manufactured Housing Association
3521 SW 5th Street
Topeka, KS 66606-1904

Phone: (785) 357-5256

Website: www.kansashome.net