

Manufactured Housing in the Twin Cities Region in 2017

Manufactured homes are part of region's affordable housing landscape

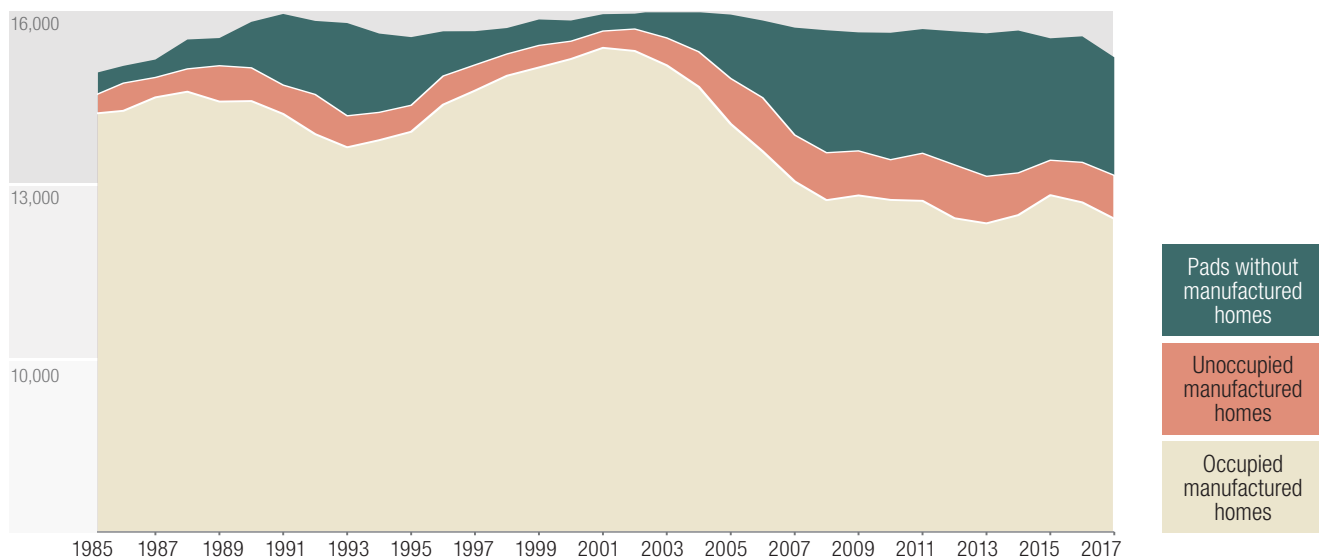
Manufactured homes—factory-made dwelling units built on a permanent chassis (a transportable frame)—are an important and often overlooked affordable housing asset in the Twin Cities region. Manufactured homes outnumber the region's publicly subsidized housing units and nearly outnumber affordable rental units constructed or rehabilitated using Low Income Housing Tax Credits. Further, manufactured homes offer homeownership opportunities to families for whom ownership is otherwise out of reach.¹

In 2017, the seven-county region had 14,117 manufactured homes in 81 manufactured home parks, down 176 homes from 2015 after two recent park closures (Figure 2, next page). Our data show that nearly 37,000 people lived in the region's manufactured homes in 2011-2015—about the same number as live in the City of Maplewood.² Compared to the region's residents as a whole, manufactured home park residents are:

- majority very low- and extremely low-income residents
- more racially and ethnically diverse (Latinx residents are especially overrepresented)
- more likely to have disabilities

While the number of pads in the region's parks—park capacity—has remained steady, the number of occupied and unoccupied manufactured homes has declined noticeably since 2000 (Figure 1). **As a result, the region had 1,364 empty pads and 500 unoccupied manufactured homes in 2017, where an additional 1,864 low-income households could be housed.** Considering that between 2011 and 2015, the Twin Cities region's annual average of added affordable units was 1,042, this additional park capacity is not insignificant. Further, few recently added units are affordable to households with incomes below 30% of Area Median Income; in contrast, the vast majority of manufactured homes *are* affordable to very-low income households.³

FIGURE 1. THE TWIN CITIES REGION'S MANUFACTURED HOME PARK CAPACITY AND USE



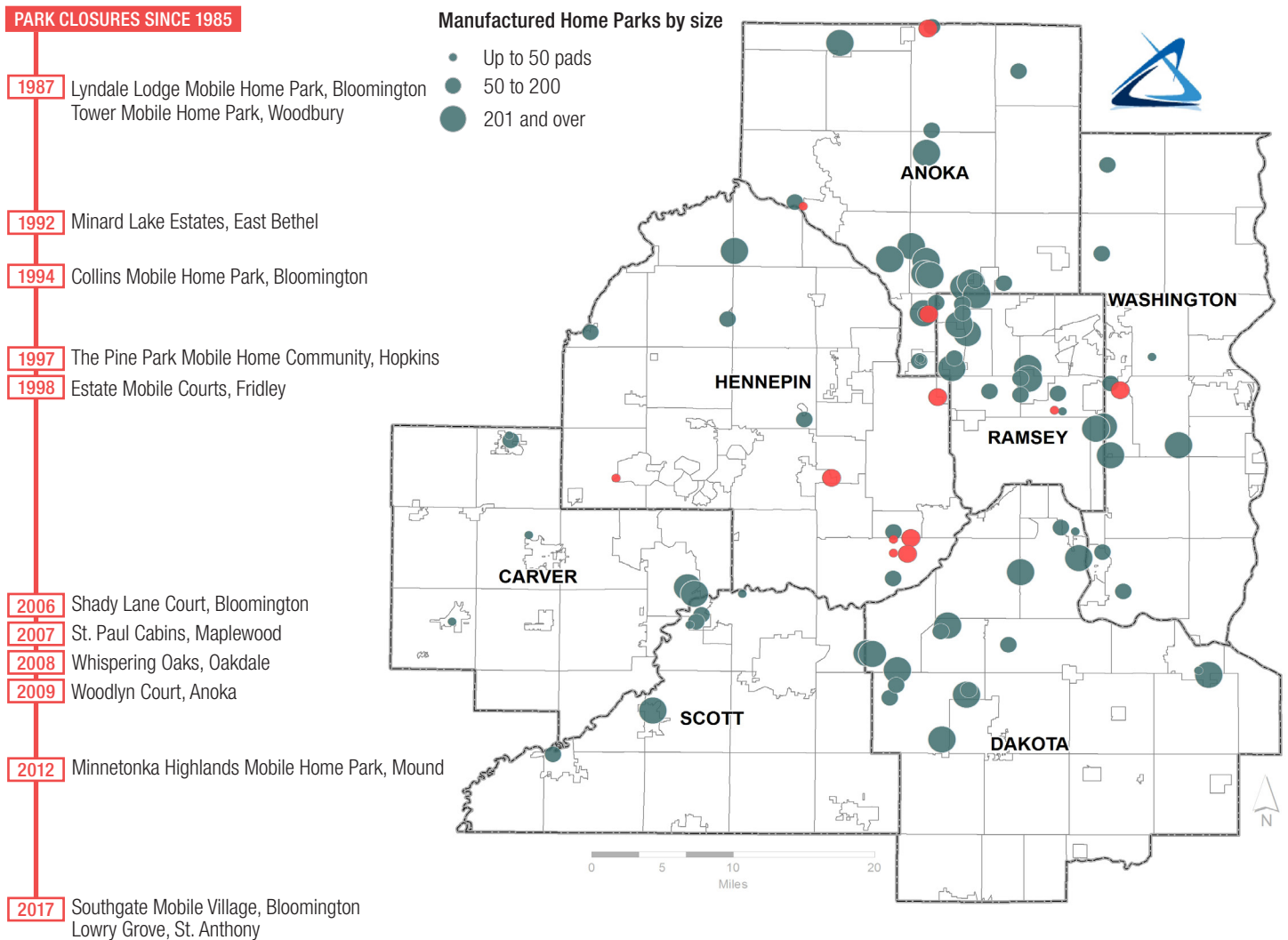
Source: Metropolitan Council, *Manufactured Home Park Survey, 1985-2017*. Manufactured Home Park data are occasionally updated. The most current data are available to view and download at metro council.org/data.

Over the past 25 years, the region has experienced a steady loss of manufactured home parks

Parks are found in 51 cities and townships across the region (Figure 2). Thirty of the region's 81 parks are in Suburban Edge and Emerging Suburban Edge communities (Corcoran, Rosemount, Blaine, and Lakeville, for example).⁴ Nineteen are located in Suburban Communities (Burnsville, Little Canada, Mounds View, among others). The region's Urban and Urban Center communities (combined) and Rural Service Area each have 16 parks as of 2017.

No new parks have been built since 1991 but 12 have closed in this period, primarily parks in Urban and Suburban communities (Figure 2). **Redevelopment pressures, aging infrastructure, and new transportation investments are affecting the future of manufactured home parks in the region.** In most cases, former park sites are used for majority market-rate developments, putting additional pressure on the region's limited affordable housing.

FIGURE 2. MANUFACTURED HOME PARKS IN THE TWIN CITIES REGION



Source: Metropolitan Council, Manufactured Home Park Survey, 1985-2017.

Endnotes

¹ See our MetroStats, "[A Resource At Risk: The Twin Cities Region's Manufactured Housing in 2015](#)," [PDF] for a full discussion.

² U.S. Census Bureau, Public Use Microdata Samples, 1990, 2000, and 2011-2015.

³ See our MetroStats, "[The Twin Cities Region Produces More Affordable Housing in 2015](#)," [PDF] for a full discussion of affordable housing production; for the most current data, visit metro council.org/data.

⁴ Community Designation are described in the Twin Cities' current regional development guide, [Thrive MSP 2040](#) [LINK].