According to the Prosperity Now Scorecard, the state of housing in Bullitt County, Kentucky is better than most of the state and country on nearly every measure. Housing affordability is high for the median household, and the overall homeownership rate is over 80%. Still, Bullitt and nearby Spencer and Shelby counties are not without housing problems. Homeownership rates are still disproportionately lower for non-white households, and there is a significant lack of affordable housing for households making 50% or less of the area’s median income.

Because it is less than half the average cost per square foot compared to site-built homes, manufactured housing represents a major source of unsubsidized affordable housing in the country. Monthly housing costs for manufactured homeowners are considerably less compared to renters, and all homeowners. Likewise, low and moderate income manufactured homeowners spend far less on housing as a percentage of income than similar residents of other types of homes. While manufactured homes only make up about 8% of the Bullitt area housing stock, it represents 15% of all its affordable housing, making it an important component in meeting the area’s affordable housing needs.

For many low- and moderate-income householders, manufactured housing is more affordable than other types of housing.
WHO LIVES IN MANUFACTURED HOMES?

HOMEOWNERSHIP
While the ownership rate of manufactured homes is typically higher than the overall homeownership rate, manufactured home residents are less likely to own their home in comparison to residents in the Bullitt county area.

Note: The homeownership rates in this document are the percentage of occupied housing units that are owner-occupied, based on the 2013-2017 American Community Survey 5-Year Estimates.

HOME FINANCING
Owners of manufactured homes are less likely to have a mortgage and presumably more likely to have a personal property loan. Why does this matter? Personal property loans tend to have higher interest rates, shorter repayment periods and fewer protections for borrowers. Homes financed with personal property loans tend to be titled as personal property, like cars. In many cases, lenders use depreciation tables, similar to those in the auto industry, to value existing homes, leading to losses in value for the owner. This makes it much harder for homeowners to build wealth through homeownership.

EDUCATION
Owners of manufactured homes are less likely to have received any kind of college education than compared to all homeowners and renters.

JOBS
Over 60% of manufactured home residents in the Bullitt county area work in manufacturing, retail, healthcare/social assistance, construction or accommodation/food service.

MEDIAN HOUSEHOLD INCOME

<table>
<thead>
<tr>
<th></th>
<th>Manufactured Homeowners</th>
<th>All Homeowners</th>
<th>All Renters</th>
</tr>
</thead>
<tbody>
<tr>
<td>$34,084</td>
<td>$71,019</td>
<td>$33,571</td>
<td></td>
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</tbody>
</table>

Note: The homeownership rates in this document are the percentage of occupied housing units that are owner-occupied, based on the 2013-2017 American Community Survey 5-Year Estimates.
OWNERS OF MANUFACTURED HOMES

Compared to all homeowners, owners of manufactured homes are five times as likely to receive benefits from the Supplemental Nutrition Assistance Program, but less likely than renters.

SNAP BENEFITS

ALLENTOWN COMPOSITION

Owners of manufactured homes are slightly more likely than renters overall—and much less likely than homeowners overall—to be married couples. More than one-third of households living in manufactured homes are non-family households.

HOUSEHOLD COMPOSITION

AGE

Manufactured homeowner households tend to be slightly younger than all homeowners, but older than renters.

37% Married Couple
8% Single (Male Head)
14% Single (Female Head)
41% Non-Family

OWNERS OF MANUFACTURED HOMES

ALL HOMEOWNERS

ALL RENTERS

20% 4% 28%

IN WHAT CONDITION ARE MOST MANUFACTURED HOMES?

A quarter of manufactured homes in the Bullitt area were built between 1960 and 1979. Why does this matter? Before the U.S. Department of Housing & Urban Development began regulating the construction of these homes in 1976, there were no consistent building standards for manufactured homes, so older units are more likely to be in need of repair or replacement.

IN WHAT CONDITION ARE MOST MANUFACTURED HOMES?

Built Before 1959
Built 1960 to 1979
Built 1980 to 1999
Built 2000 or Later

25% 48% 27%

HOUSEHOLD COMPOSITION

32% Married Couple
9% Single (Male Head)
23% Single (Female Head)
36% Non-Family

RACE/ETHNICITY

Households of color, particularly black households, make up a greater percentage of renters than of homeowners and manufactured homeowners.

91% White
6% Asian
2% Latino
2% Black
1% Other

61% White
2% Asian
6% Latino
28% Black
2% Other

IN WHAT CONDITION ARE MOST MANUFACTURED HOMES?

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Innovations in Manufactured Homes (I’M HOME) is a national initiative managed by Prosperity Now which seeks to ensure that owners of manufactured homes have the opportunity to build wealth through homeownership by improving the quality of new and replacement development, enhancing homeowners’ ability to enjoy long-term land security, expanding access to safe home financing and encouraging a supportive policy environment.