According to the Prosperity Now Scorecard, the state of housing in the Louisville, KY-IN Metro is slightly better compared to remaining U.S. states, with greater home affordability and higher homeownership rates.\(^1\) However, the region is not without its housing problems. Its ratio of homeownership rates among White households to households of color is nearly 2:1. This is worse than the national average showing that a significant proportion of the area’s residents, particularly renters, pay over 30% of their income on housing.\(^2\)

Because it is less than half the average cost per square foot compared to site-built homes,\(^3\) 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. Similarly, for households at or below the area median income, far less is spent on manufactured homes as it relates to income percentage than for other types of housing. While manufactured homes only make up 2.7% of the northern Louisville Metro, it represents 4.4% of all its affordable housing, and could be a helpful tool for addressing the area’s housing needs. Over a fifth of region’s existing manufactured homes were built before 1980, however, which could lead to significant costs to those residents down the road.

For many low- and moderate-income households, manufactured housing is more affordable than other types of housing.

**Note:** This Data Snapshot is designed to assess the role of manufactured housing in state and local markets and the extent to which manufactured housing contributes to a set of solutions for affordable housing needs in the northern Louisville metropolitan area. We defined the northern Louisville metro as comprising Jefferson county in KY and Clark, Floyd, Harrison, and Washington counties in IN based on publicly available data within the Census Bureau’s Louisville/Jefferson County Metropolitan Statistical Area.\(^4\) The data source for this Snapshot is the 2013-2017 American Community Survey 5-Year Estimates, except where otherwise noted.


\(^2\) Ibid.

\(^3\) The Facts about Manufactured Housing (Washington, DC: CFED, 2016).

WHO LIVES IN MANUFACTURED HOMES?

HOMEOWNERSHIP
Manufactured home residents in the northern Louisville area are slightly more likely to own their homes compared to residents of all other types of housing.

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.

MEDIAN HOUSEHOLD INCOME

<table>
<thead>
<tr>
<th>Category</th>
<th>Median Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manufactured Homeowners</td>
<td>$36,127</td>
</tr>
<tr>
<td>All Homeowners</td>
<td>$68,053</td>
</tr>
<tr>
<td>All Renters</td>
<td>$31,859</td>
</tr>
</tbody>
</table>

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

JOBS
Almost 70% of manufactured home residents in the northern Louisville metro work in manufacturing, retail, healthcare/social assistance, construction or accommodation/food service.
OWNERS OF MANUFACTURED HOMES

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

SNAP BENEFITS

AGE

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

HOUSEHOLD COMPOSITION

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

RACE/ETHNICITY

White households make up the vast majority of owners for both manufactured and site-built homes. Non-white households make up a greater share of renters than homeowners, though Latinos make up a greater proportion of manufactured homeowners than renters.

IN WHAT CONDITION ARE MOST MANUFACTURED HOMES?

One in five manufactured homes in the northern Louisville metro were built before 1980. 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.
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.