

MANUFACTURED HOUSING IN NEW HAMPSHIRE

Manufactured homes are high-quality, factory-built homes constructed to federal building standards (the HUD Code) and installed on a permanent foundation. They use the same materials as site-built homes and provide an affordable, durable path to homeownership.

Manufactured housing is the most affordable path to homeownership for many buyers. Although outdated stigmas persist due to misconceptions from decades ago, today's manufactured homes tell a very different story. Today's manufactured homes offer durability, energy efficiency, and long-term value, helping to redefine manufactured housing as a smart, sustainable path to homeownership rather than a housing of last resort.

In 1976, the U.S. adopted the Manufactured Home Construction and Safety Standards (often referred to as the "HUD code"). The code, which is updated regularly, regulates nearly every aspect of construction, including design, durability, fire safety, heating and cooling systems, plumbing, electrical systems, and overall energy efficiency.

The quality, safety, and durability of manufactured homes are virtually indistinguishable from traditionally constructed homes.



THERE ARE

28,238

NH RESIDENTS LIVING IN
MANUFACTURED HOMES.

Source: S2504: Physical Housing ... -
Census Bureau Table



MANUFACTURED HOUSING
REPRESENTS

5.1%

OF THE STATE'S TOTAL
HOUSING.

Source: S2504: Physical Housing ... -
Census Bureau Table



THE MEDIAN MONTHLY COST
FOR A MANUFACTURED
HOMEOWNER IS

\$866

COMPARED WITH THE MEDIAN
MONTHLY RENT OF \$1,423.

Source: 2023 ACS 5-Year PUMS



Facts about Manufactured Housing:

- **In NH, manufactured homes are treated the same as all other homes in a community.**
The manufactured housing law (RSA 674:31-32) established manufactured housing as real estate, not personal property. This means they are taxed the same as other homes in a community and, in some instances, traditional mortgage products are available to manufactured-home buyers.
- **“Mobile” homes aren’t actually mobile.** Once installed, relocating a manufactured home is difficult and costly.
- **The waste generated when constructing a manufactured home can fit in a single trash can!**
Because they are built in controlled factory environments, manufacturers can tightly manage materials and reduce waste.
- **According to the Federal Housing Finance Agency’s “House Price Index”, manufactured homes can appreciate in value similar to site-built homes.**
- **Resident-owned communities (ROCs) allow residents to cooperatively own the land underneath their homes. More than 150 parks in New Hampshire have converted to resident ownership!** A 1983 state law requires park owners to notify residents when a park is being sold and negotiate with residents in good faith if they wish to purchase it cooperatively.

Unfortunately, manufactured housing isn’t allowed everywhere.

According to the New Hampshire Zoning Atlas, manufactured housing is allowed on individual lots on 80% of the buildable land in the state.

So, why isn’t manufactured housing getting built?

- Manufactured housing – in subdivisions, parks, and individual lots – on small lots (meaning, less than an acre and with less than 200 feet of frontage) is only allowed on 10.4% of the state’s buildable land.
- Many of the areas zoned for manufactured housing parks are already fully built out.



Source: New Hampshire Zoning Atlas



Who lives in manufactured homes?

Many people choose manufactured housing not out of necessity, but out of practicality. Manufactured homes are home to a wide range of people—working professionals, retirees, young families, and long-time community members who value affordability, independence, and a strong sense of community.

Manufactured housing is an essential part of New Hampshire’s housing landscape—offering high-quality, sustainable, and attainable homeownership for thousands of residents.



EPISODES 3 AND 4 OF HOUSING FACT OR FICTION FOCUS ON MANUFACTURED HOUSING AND THE PEOPLE WHO LIVE IN THEM!
Here is the link for those videos:
nhhousing.org/housing-fact-or-fiction/

