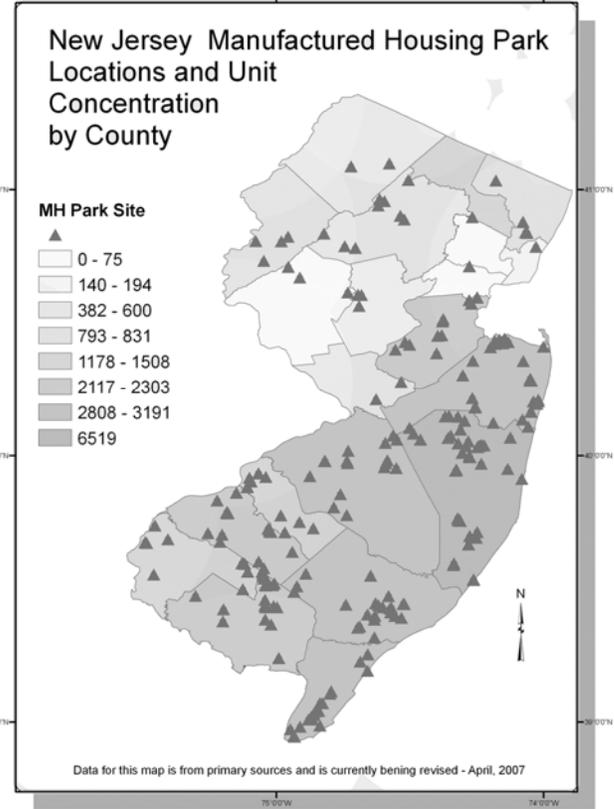


NEW JERSEY'S MANUFACTURED HOUSING COMMUNITIES: A profile of the State's manufactured housing (MH) communities

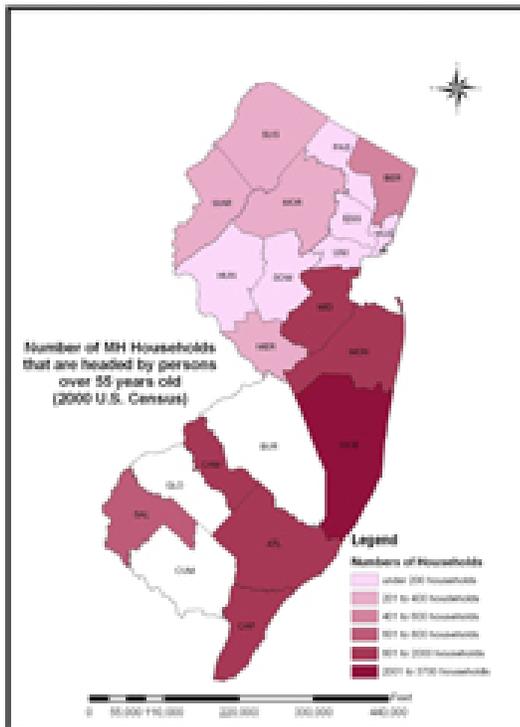
Where are MH communities in NJ?

Based on preliminary data there are more than 270 MH communities in NJ. These communities are concentrated in the coastal, central and southern portions of the state. MH communities in NJ are often located along transportation corridors or in lands that had previously been unsuitable for other residential development.

County	Number of Units	County	Number of Units
Atlantic	2943	Middlesex	2303
Camden	1508	Monmouth	3149
Cape May	3191	Ocean	6519
Cumberland	2717	Salem	1178
Gloucester	2170	Other counties	3400



Who lives in MH communities in NJ?



According to the 2000 Census, 57,282 New Jersey residents lived in mobile homes, occupying 28,900 separate dwelling units. Our survey identified 35,000 MH units. These residents are disproportionately older adults; 62% of mobile home unit owners were 55 or older, and 43% were 65 or older.

Over 40% of the householders have lived in their homes for over 10 years. 20% of the householders are renters and 80% own their homes & rent land under the home. 19,130 of the mobile home unit owners or 79% lived in 1 or 2 member households. Manufactured housing tends to be smaller in square footage than stick built housing, thus the numbers of persons per unit in this type of housing also tends to be smaller than stick built homes. Newer MH units are larger than older units and the joining of doublewide units can create housing units with three or four bedrooms which would provide room for larger families. Renter occupied MH units have higher average numbers of people in the households than the owner occupied MH units

For more information please contact NJ MHOA at www.r

What are the income levels of MH householders?

Income levels of homeowners of MH are significantly lower compared to NJ average incomes (based on U.S. Census figures from 2000).

An additional income disparity is seen between owners of MH's and the renter occupied MH.. Renters have 20% lower incomes across the age ranges.

Mobile Home Parks and Elderly Populations

MH Parks are a primary resource for elderly populations in New Jersey. For homeowners of MH their homes represent a large percentage of their accumulated wealth and are their primary asset. Because these homes are smaller, well suited for independent living and often are paid for, they are excellent for populations to age in place. However these populations are vulnerable; often on fixed incomes and are hard hit by devaluations of their homes when the underlying land rent structure is threatened. For the most part, few options exist for them to move to other comparable housing. At least 50 age-restricted MH Parks exist in New Jersey are

What about the housing stock?

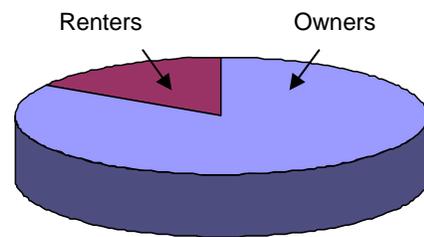
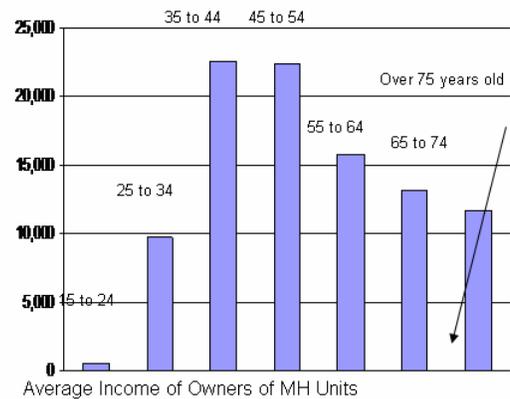
The value of MH is much lower than the typical New Jersey home. The median value is \$30,500 compared to \$167,900 for other N.J. housing types in 2000. The majority of the homes are older pre-1970 homes, however new communities with new homes are being built in areas with developable land.

The challenge to New Jersey's mobile home communities

New Jersey's mobile home communities were largely established many years ago, in areas where land prices were modest, and often where land use regulations did not pose severe constraints on such development. As such, they provided a source – as the Census statistics indicate – of affordable housing for lower income households, particularly senior citizens. Neither condition is true, with isolated exceptions, in New Jersey today. As house prices have risen in most parts of the state, land values have risen with them, and many mobile home park sites have come to be potentially worth more for other uses. At the same time, land use regulations have become more stringent. Few municipal land use ordinances today permit the construction of new mobile home parks, while a growing number of the existing communities are nonconforming uses, in that the current zoning of their sites is for other uses. While this is not true throughout the state, it is true in many of the areas in which mobile home parks are located, such as Middlesex, Monmouth and Ocean counties.

Thus, real estate market conditions are placing mobile home communities under significant risk of loss. This, in turn, means that thousands of lower income households are at risk of displacement, and thousands of affordable housing units, in communities that can offer a decent quality of life to their residents, are at risk of being removed from New Jersey's housing stock over the coming years. The extent of risk clearly varies across the state. If we assume that there are roughly 35,000 units in manufactured home communities, and that 40% of those units are at risk (based on current percentage of at risk communities in Monmouth and Ocean Counties), that would yield a total of 14,000 at risk units

Manufactured Home Owner Income



Owner vs. Renter Occupied Units