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**FAIR HOUSING CENTER RELEASES NEW REPORT
ON INDIANA MOBILE-MANUFACTURED HOUSING COMMUNITIES**

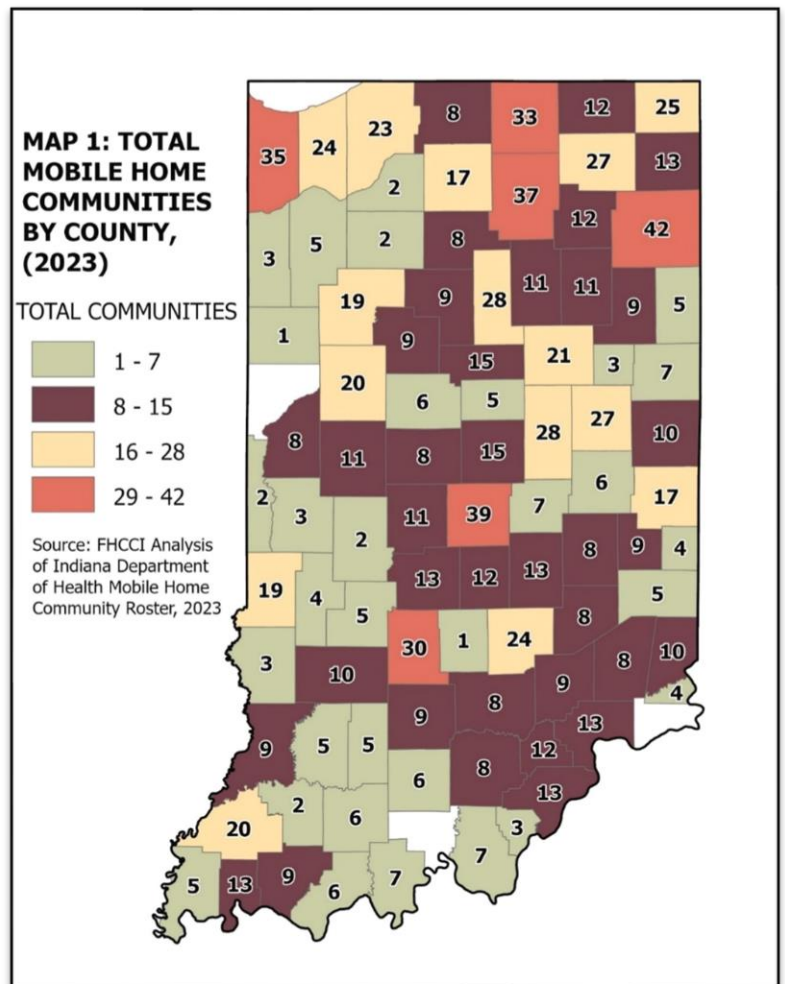
INDIANAPOLIS –Today, the Fair Housing Center of Central Indiana (FHCCI) releases its newest report, *The State of Fair Housing in Indiana – Unstable Land: The Fair Housing Challenges for Manufactured Housing Residents*. This report highlights key demographic information related to residents of mobile-manufactured housing as well as evaluates the challenges for residents in maintaining housing affordability.

The housing affordability crisis continues to deepen nationally and across the state of Indiana. The American dream of homeownership seems increasingly impossible to reach for many Americans. Historically, mobile-manufactured housing has been seen as a less expensive path to homeownership compared to purchasing a site-built home. Lot rent in mobile-manufactured home communities has also typically been much lower than a single- or multi-family unit’s monthly rent.

“However, this report shows that those hallmarks of affordability appear to be quickly fading,” stated Amy Nelson, Executive Director of the FHCCI. “Additionally, persistent stereotypes about the quality of mobile-manufactured homes and the reputation of these communities have led not only to stigma, but to systemic barriers that inhibit residents’ ability to thrive.”

Key Findings:

- In 2022, mobile-manufactured homes accounted for about 4.5% of all occupied housing units throughout the state of Indiana compared to 5.8% at the national level. There are about 131,400 total mobile-manufactured home units throughout Indiana, in which 265,053



people or almost 4% of the total population reside, according to the U.S. Census American Community Survey (ACS).

- The Indiana Department of Health (IDOH) reports that there are around 1,066 registered mobile home communities across Indiana as of 2023. Within those 1,066 communities, there are an estimated 89,110 total housing lots. Of this, 69% of these homes are owner-occupied and 31% are renter-occupied mobile-manufactured home units.
- In 2022, the median home value of an existing owner-occupied mobile-manufactured home in Indiana was estimated at \$35,000 compared to the national median of \$59,200. According to the Manufactured Housing Survey (MHS), in 2022, the average sales price of a new manufactured home in the U.S. (without land) was estimated to be \$127,300. By comparison, the average sales price for a new site-built home (home & land) was estimated to be about \$540,000. This shows the affordability of these homes.
- From 2021 to 2022, across the country, approximately 59% of new manufactured homes were placed inside of a manufactured home community, rather than on a private lot, according to the MHS.
- According to the 2023 Datacomp JLT Market Report on the biggest land leased mobile-manufactured home communities in Indiana, all-age land leased communities have about a 90% occupancy rate while 55+ land leased communities (restricted to residents aged 55 and older) were 94% occupied. Overall, 56% of communities reported that they had an occupancy rate of 95% or higher.
- From 2020 to 2023, health code violations within mobile-manufactured home communities in Marion County, as an example, increased by about 223%.
- Of the 100 largest land leased mobile-manufactured housing communities in Indiana, 82 of these communities have implemented or announced a rent increase over the past year. The minimum monthly lot rent increase was \$5 while the highest rent increase was \$187.
- The top ten mobile-manufactured community owners' control around 12% of all mobile-manufactured home communities throughout Indiana, but control about 35% of all lots due to their ownership of large communities and multiple communities. In comparison, these top owners controlled only about 3% of all communities in 2014, indicating a disturbing trend in the consolidation of ownership of mobile-manufactured homes.
- The top ten mobile-manufactured community owners in Indiana generate an estimated \$68,755,632 in yearly lot rent income from their land leased communities alone.

“The FHCCI found that mobile-manufactured home community residents are more vulnerable than ever to corporate investors, especially since these homes are relatively affordable in price. Investors can take advantage of the steady rents and fees to extract maximum profits from a vulnerable population with few options to relocate, especially if they own their home but lease the land it sits on,” continued Nelson.

To download the full report, visit the [FHCCI's News Page](#) or our [Reports Page](#).

In recent years, the FHCCI has released the following consumer-driven housing reports through its *The State of Fair Housing in Indiana* series:

- [A Review of Fair Housing Complaints in Indiana 2019-2023](#) (2024)
- [Mortgage Lending Update for Marion County 2021-2022](#) (2024)
- [Who Owns Indy's Houses: A Review of the Largest Single-Family Home Investors](#) (2023)
- [No Way Home: Tenant Screening Barriers to Housing](#) (2023)
- [Our Changing Neighborhoods: The Impact of Investors, Foreclosures, and Mortgage Lending](#) (2022)
- [At What Cost? Rents, Burdens, Evictions, and Profits in Marion County](#) (2022)
- [FHA & VA Mortgage Lending in Marion County 2018-2021](#) (2022)
- [Mortgage Lending in Marion County 2018-2020](#) (2022)

- [Fair Housing Complaint Filing 2000-2018](#) (2020)

The Fair Housing Center of Central Indiana (FHCCI) is a private, nonprofit fair housing organization based in Indianapolis, Indiana. Its mission is to ensure equal housing opportunities by eliminating housing discrimination through advocacy, enforcement, education and outreach. For more information, visit: www.fhcci.org

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