The Need For Quality Affordable Housing Has Never Been Greater in Austin

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Today?s manufactured homes can deliver outstanding quality and performance at prices that are up to 50 percent less per square foot than conventional site-built homes. These savings allow more and more Americans to own their own home, even in the face of an ever-widening housing affordability gap.

The affordability of manufactured housing is due to the efficiencies of the factory-building process. Manufactured homes are constructed with standard building materials, and are built almost entirely off-site in a factory. The controlled construction environment and assembly line techniques remove many of the problems encountered during traditional home construction, such as weather, theft, vandalism, damage to building products and materials, and unskilled labor. Factory employees are trained and managed more effectively and efficiently than the system of contracted labor employed by the site-built home construction industry.

Much like other assembly line operations, manufactured homes benefit from the economies of scale resulting from purchasing large quantities of materials, products and appliances. Manufactured home builders can negotiate substantial savings on many components used in building a home, with these savings passed on

directly to the homebuyer.

Production Last Year in the US

The manufactured housing industry produced about 93,000 new homes in 2017, approximately 9% of new, single-family home starts. The average sales price of a new manufactured home without land is $70,600. 66% of the homes are located on private property and 34% are in manufactured home communities. All aspects of construction are continually inspected by professionally trained third-party inspectors.

Manufactured homes are constructed to adhere to the federal HUD Code since 1976. The HUD Code, regulates home design and construction, strength and durability, fire resistance and energy efficiency. HUD revised the building code in the early 1990?s to enhance energy efficiency and ventilation standards and to improve the wind resistance of manufactured homes in Austin prone to hurricane force winds.

Amenities

Floor plans are available that range from basic to elaborate -- vaulted or tray ceilings, fully equipped kitchens, walk-in closets and luxurious bathrooms. A variety of exterior siding is available -- metallic, vinyl, wood or hardboard and stucco. Homes have pitched roofs with shingles and gabled ends. Upgrades include awnings, patio covers, decks, site-built garages and permanent foundations.

Safety

The building materials in today?s manufactured homes are the same as those in site-built homes. The homes are engineered for wind safety and energy efficiency.

Manufactured homes are among the safest housing choices available today due to federal laws requiring smoke detectors, escape windows and limited combustible materials around furnaces, water heaters and kitchen ranges.

?Anything that can help us to move forward with a greater knowledge of how we can produce housing more effectively is something we're interested in," said John Igoe, director of design and construction at Google. "We absolutely are confident that it will work. Hopefully it doesn't become false bravado."
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