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## PV resident defends manufactured home

**Diana Balazs**

The Arizona Republic  
Jul. 11, 2006 12:00 AM

In Paradise Valley, where the median home price is roughly \$1.5 million, one resident's use of a manufactured home as a guesthouse is raising eyebrows.

Edward Suh's guesthouse is for his mother, and he is one of about a half-dozen residents who has a factory-built structure, town officials said.

However, after some neighbors saw the house delivered on a flatbed, they complained to the town about it being a construction trailer or mobile home that would bring down their property values.

Suh obtained a permit from the town in February to install the guesthouse in the backyard of his home near 52nd Street and Mountain View Road.

Suh said he needed a structure built quickly and could not find a builder, so he opted for a manufactured home.

Suh's permit lists the value of the house and its improvements at \$50,000. He said the house will have stucco siding and the asphalt roof will be replaced with tile to blend in with the main house.

Paradise Valley does not specifically address manufactured housing in its building codes. But they have been approved in the past as long as they met town building standards. Town Attorney Andrew Miller said he is researching manufactured housing and regulations pertaining to them.

Suh said he did everything right and obtained the proper permit.

"We went to the town official," he said. "They said go ahead and do it, so we are doing it. I don't see what the problem is."

Manufactured housing has come a long way from its trailer home stigma, industry representatives said.

There are 173,518 manufactured homes in Arizona, according to the Manufactured Housing Industry of Arizona, a 270-member state trade association.

Today's manufactured homes meet uniform federal construction standards, offer different siding options, including stucco, and come in a variety of architectural styles such as ranch, Cape Cod, Southwest and Mediterranean, according to the association.

"There is that stigma of the old trailer or mobile home. It's kind of hard to overcome," said Georgia Lacy, the association's public relations spokeswoman.

Lacy said manufactured housing is a less-expensive alternative to on-site construction. There is a quicker turnaround and the homes are energy efficient. She said they are popular as guesthouses and as vacation homes and do appreciate in value.

Reach the reporter at [diana.balazs@arizonarepublic.com](mailto:diana.balazs@arizonarepublic.com) or (602) 444-6877.

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