



The Manufactured Housing Industry of Arizona (MHIA), in cooperation with the non-profit Capitol Mall Association, has recently completed the Housing for Families Urban In-Fill Demonstration Project on the Capitol Mall in Phoenix.

The completion of this project marks the achievement of two historic milestones: as the first in-fill project completed in downtown Phoenix, the home is also the 100,000<sup>th</sup> multi-section manufactured home delivered in the state of Arizona.

Members of the press are invited to come out and see the home, situated at 1925 W. Adams Street in Phoenix, by calling the Association office at (480) 456-6530 to set up an appointment. This 1,480 square foot home has 3 bedrooms, 2 bathrooms, a family room, living room and 2-car garage.

The home was placed on a vacant lot within an established, multi-cultural neighborhood which includes a church, a school and a playground, and is located only minutes from the Capitol and downtown Phoenix.

Appearance-wise, the home perfectly complements the existing neighborhood with its architectural features and choice of color and building materials. The main difference is that this home was constructed off-site, under controlled factory conditions, using the same materials that would be used for a site-built home.

Today's modern manufactured homes are built in accordance with the strict construction and safety standards of the Federal Building Code administered and enforced by the U.S. Department of Housing and Urban Development. There is no comparison with the mobile homes of yesterday.

Innovations in design and technology give these modern manufactured homes the appearance necessary to integrate seamlessly with most neighborhoods. With the wide variety of available floorplans, architectural styles and custom options, they are able to easily fit into urban and suburban neighborhoods.

Another advantage of manufactured housing is that the homes include the modern amenities at prices the average family can afford, as well as delivering the quality and design innovations desired by today's consumers. The home includes all the conveniences and comforts of a site-built home, combined with the strict quality-controlled environment of factory construction, at a cost savings of thousands of dollars compared to a site-built home. With manufactured housing, the average home buyer can still afford a quality built, comfortable, energy efficient, and secure new home of their own without sacrificing the amenities. The average cost of a new multi section manufactured home is around \$55,100 with an average size of 1,695 sq. ft. When the cost of land is added to that price, the average home buyer can enjoy substantial savings over a similar 1,695 sq. ft. site-built home. In fact, 75% of manufactured homes are situated on private land vs. leased land.

The rising cost of housing has reduced the percent of households that can afford to buy an average priced home from 64 percent in 1970 to 35 percent at the end of 1999, according to the State of Housing in Arizona 2000 report prepared by the Arizona Housing Commission. According to the report, the average sales price of a single family home in Arizona was \$164,200 through the end of 2001. The average sales price of a Manufactured Home in Arizona in December of 2001 was \$55,100 with a range of \$10,000 to \$30,000 for land, still less than a site-built home, according to the Manufactured Housing Institute (MHI).

By working together with state and local officials, members of the manufactured housing industry are helping to improve the appearance of urban and suburban neighborhoods, while at the same time offering the consumer an affordable, cost efficient housing option, literally in their own backyard.

For additional information, contact  
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