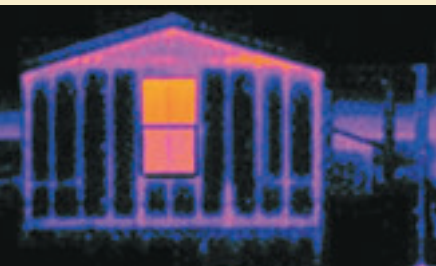


TECHNOLOGIES

About MHRA

The Manufactured Housing Research Alliance (MHRA), the research arm of the manufactured housing industry, provides content for *Technologies*. ■ *Technologies* highlights the research of MHRA and examines other research and development activities throughout the industry.

■ For more in-depth information about research in the factory-built housing industry, or to find resources mentioned in *Technologies*, visit the MHRA Web site at www.mhrahome.org. ■



Manufactured Housing Research Alliance
 2109 Broadway, Suite 200
 New York, NY 10023
 (212) 496-0900
info@research-alliance.org

Retrofit and Upgrade a Big Market

The remodeling boom has hit the housing market with a fury. According to the U.S. Census Bureau, remodeling expenditures in 2004 were \$198.6 billion, up 12.3 percent. This year, that growth is expected to continue at a pace of 6.3 percent from 2004.

Why all the big spending? Well, if you look at local markets, homes are not getting any less expensive and remodeling provides a way to upgrade aging homes and give them a new lease on life. And the manufactured housing market is a big target.

According to the American Housing Survey of 2001, there were 8.8 million occupied manufactured homes in the U.S. Of these, only 2.1 million homes were built after the thermal energy standards were improved in 1994, 4.2 million were built to the HUD Code before 1994 and 2.5 million are pre-HUD homes. That means that 6.7 million homes could use a “tune-up” to achieve better energy-efficiency.

To address this need, the Manufactured Housing

Research Alliance (MHRA) has prepared a guide called, *Saving Money by Saving Energy in Manufactured Homes*, for homeowners that want to make their home more energy-efficient.

The guide outlines cost-effective techniques to retrofit manufactured homes with changes that pay for themselves in energy savings. The guide indicates the approximate cost of each technique and notes the climate where the technique is most appropriate. It also indicates if the technique requires low, medium, high or professional skills to complete. Support for the project was provided, in part, by HUD’s PATH program.

A new energy tax credit that provides up to \$500 to manufactured homeowners that improve the energy-efficiency of their home, could also give homeowners the cash needed to make some of the changes suggested in the guide (see related article, *Tax Credits for Manufactured Homes*).

The guide is part of the *Factory-Built Housing Energy Roadmapping* initiative, which



- 1 Use energy-efficient light bulbs
- 2 Replace old AC units
- 3 Use programmable thermostat
- 4 Check ducts for leaks

MHRA has undertaken over the past year to focus on cooperative research and programs between industry and government. The energy roadmap sets ambitious goals and establishes concrete strategies for reaching those goals.

The roadmap embraces all types of factory-built homes, including HUD Code and modular construction, and focuses on two parallel tracks: new homes and existing homes. These two sectors have distinct audiences, appropriate technologies, mechanisms for delivering energy efficiency and goals. The consumer guide is a part of an effort to reach existing homeowners and improve overall energy-efficiency for manufactured homes.

A future research initiative may be to widely implement some of the recommendations in the guide within test communities across the nation.

The homeowner’s guide can be downloaded from the MHRA Web site at www.mhrahome.org.

Existing manufactured homes by region

REGION	# OF HOMES	% OF HOMES*
Northeast	690,000	8%
Midwest	1,534,000	17%
South	4,987,000	56%
West	1,619,000	18%
Total U.S.	8,830,000	

*Totals do not equal 100% due to rounding
 Source: 2001 American Housing Survey for the United States

Tax Credits for Manufactured Homes

Congress recently passed the *Energy Policy Act of 2005*, a giant energy bill that took three sessions of Congress to pass. Inside that bill are a few provisions that benefit the manufactured housing industry and will help to further promote the **ENERGY STAR for Homes** program.

The bill provides a \$1,000 tax credit for manufacturers that build manufactured homes to the ENERGY STAR standards or that exceed the standards of the International Energy Conservation Code (IECC) by 30 percent.

It also provides a \$2,000 credit for site-built and manufactured homes that exceed the IECC by 50 percent and a \$500 credit to consumers that remodel their manufactured home to be more energy efficient (see related *Technologies* article, *Retrofit and Upgrade a Big Market*).

The credits run for the next two years, December 31, 2005 to December 31, 2007. The credits may be carried forward 20 years.



ENERGY STAR

for Homes Program Management Change

Since 2001, the Manufactured Housing Research Alliance (MHRA) has been active in the development and growth of the **ENERGY STAR for Homes** program for manufactured homes. MHRA and the Environmental Protection Agency (EPA) are entering into a *Memorandum of Understanding* to support the EPA's efforts to grow the program and maintain its high standards.

MHRA will soon take over responsibility for quality control, maintenance, record keeping of program data, issuance of labels, accreditation of plant certifiers and other key management functions.

The EPA will continue its role in controlling all policy decisions for the **ENERGY STAR for Homes program**, including establishing performance level requirements.

For more information about this management change, contact Jordan Dentz at jdentz@research-alliance.org or 212-496-0900, ext. 13.

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July Scorecard

Applications:	5773	Approval Ratio: 42%
Funded Home Only:	745 Loans/\$37,207,415	Credit Scores:
Funded Land/Home:	145 Loans/\$8,111,391	<625: 29.2%
Average Days to Close a Land/Home:	13	625-699: 33.9%
Floorplan Outstandings:	\$175,827,270	>700: 36.9%