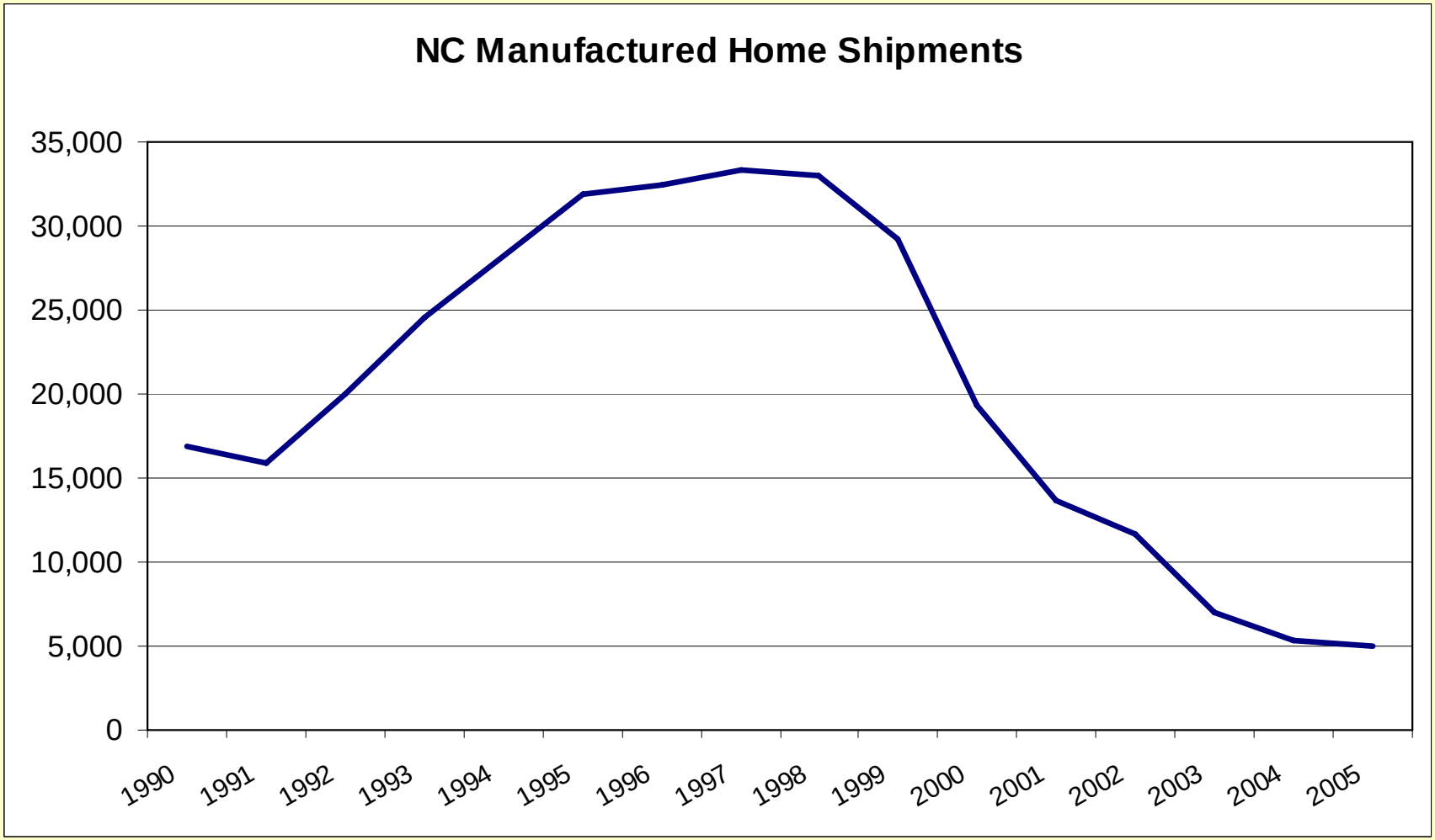
# Managing End-of-Life Mobile Homes

# Number of Manufactured/Mobile Homes

- 2000 Census
  - North Carolina
    - 577,323 units
    - 16.4% of housing stock
  - United States – manufactured homes account for 7.6% of housing
  - NC ranked 5th for percentage of housing stock

# North Carolina Shipments




Source: MHI & IBTS

# HUD v. Pre-HUD

- Pre-HUD homes
  - Mobile homes
  - Built prior to June 15, 1976
  - Life expectancy ≈ 20 years (can vary greatly)
- HUD Homes
  - Manufactured homes
  - Built after June 15, 1976
  - Life expectancy > 30 years
  - Larger and better built

# Nuisance Structures

- Hard to Define
  - Habitable v. Uninhabitable
  - Abandoned v. Occupied
  - Used as Storage Building
  - Violating Local Ordinance
- Concerns
  - General Health and Safety
    - Playing in and around
  - Economic Development
  - Illegal Activities
    - Meth production

# NC Nuisance Structure Estimate

- NCACC – 40,000 Nuisance Structures
  - DPPEA supports this estimate
- DPPEA Estimate of Pre-HUD Stock
  - As many as 163,000 structures
  - Roughly 28 percent of all stock
  - Based on AHS and CHP research.

# Supporting Data

- Onslow County - > 1,000 nuisance units
- Rockingham County – 450 to 500 units
  - 816 pre-HUD homes on tax records
- Brunswick County – 873 requests
  - 697 structures removed as of March 2004

# Clean-Up Programs

- Two Types
  - Landfill Based
    - Has limitations due to over road transport
  - On-Site Demolition
    - Generally more expensive
- Current Status of Programs
  - Only three permanent programs
  - Some pilot programs
  - There is more interest than activity

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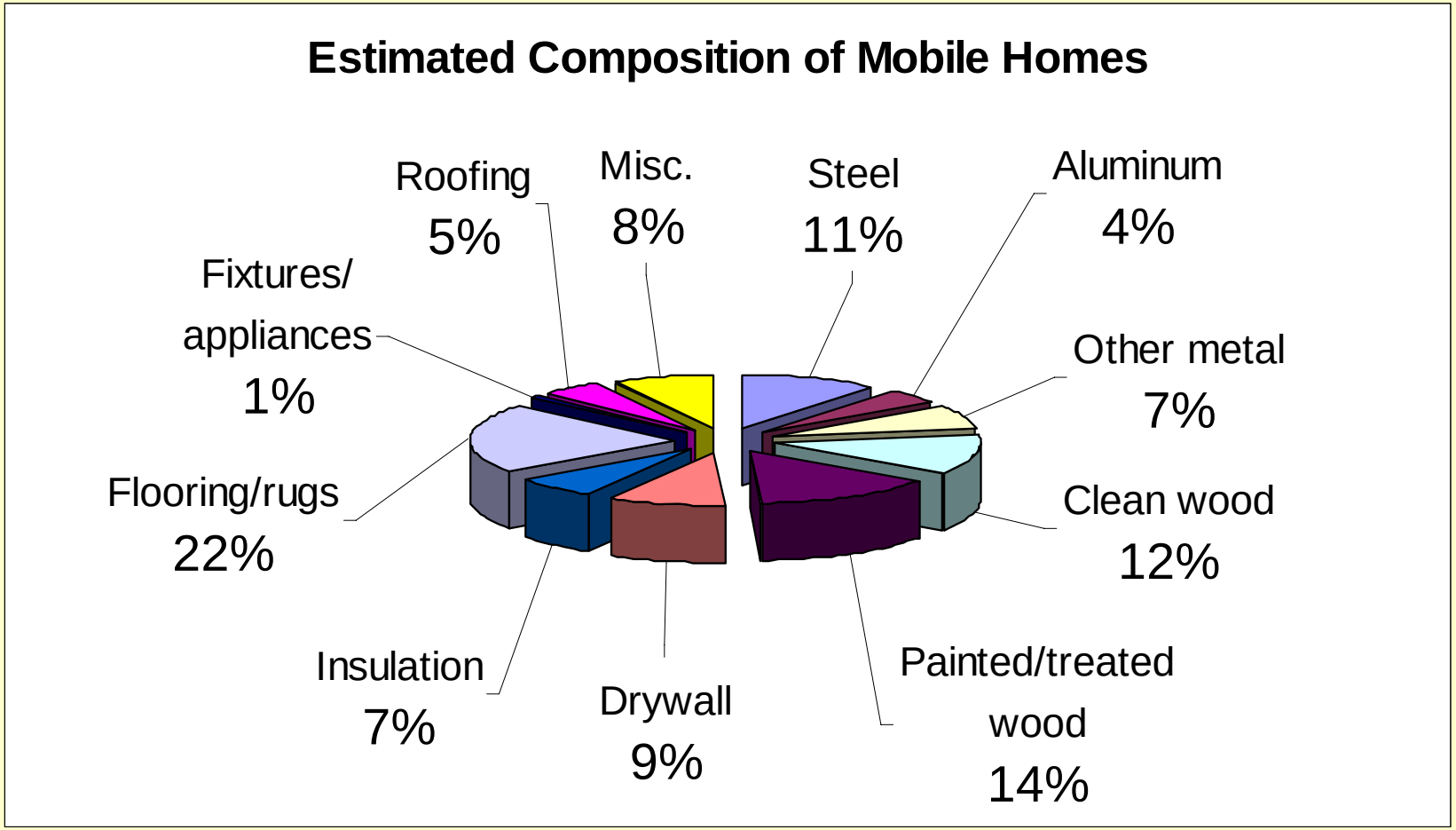
# Mobile Home Composition

- Average weight of a single unit – 6 tons
  - Newer data may raise this estimate
- Theoretical Recovery ≈ 52 %
- Economical Recovery ≈ 30 %
- Majority of recycling is from metals

# Composition of a Mobile Home



# Cost Per Unit

- Costs can vary greatly
  - Internalization of costs
  - Contracted v. public hauling
  - Tipping fees
  - Container rental
  - Transportation of structure
  - Site clean up – septic, etc.
- Average cost per unit - $750 to $1,500
  - Trending towards the higher side