## MCPC

Montgomery County Data:  Housing

# Mobile & Manufactured Home Inventory
### Montgomery County, Pennsylvania

This report is a summary of the county's mobile and manufactured home units.  For the purpose of this inventory, mobile homes are dwelling units constructed to conform to national building standards for manufactured homes rather than being built to municipal building code standards.  These standards (as amended) have been in effect since 1976, replacing numerous standards which guided new mobile home construction before that time.

This information comes primarily from records kept by the Montgomery County Board of Assessment Appeals and the 2010 Census, as well as the staff at the Montgomery County Planning Commission.  All information provided is accurate to December 2013.

## Findings

There are a total of 3,426 mobile and manufactured home units throughout Montgomery County, the majority of which are in mobile home parks.  Six new units were constructed at Blue Bell Springs, an age-restricted development in Whitpain Township that is still under construction.  The remaining 12 units that the county's Board of Assessment Appeals reports were "built" in 2013 fill existing pads at the county's mobile home developments.
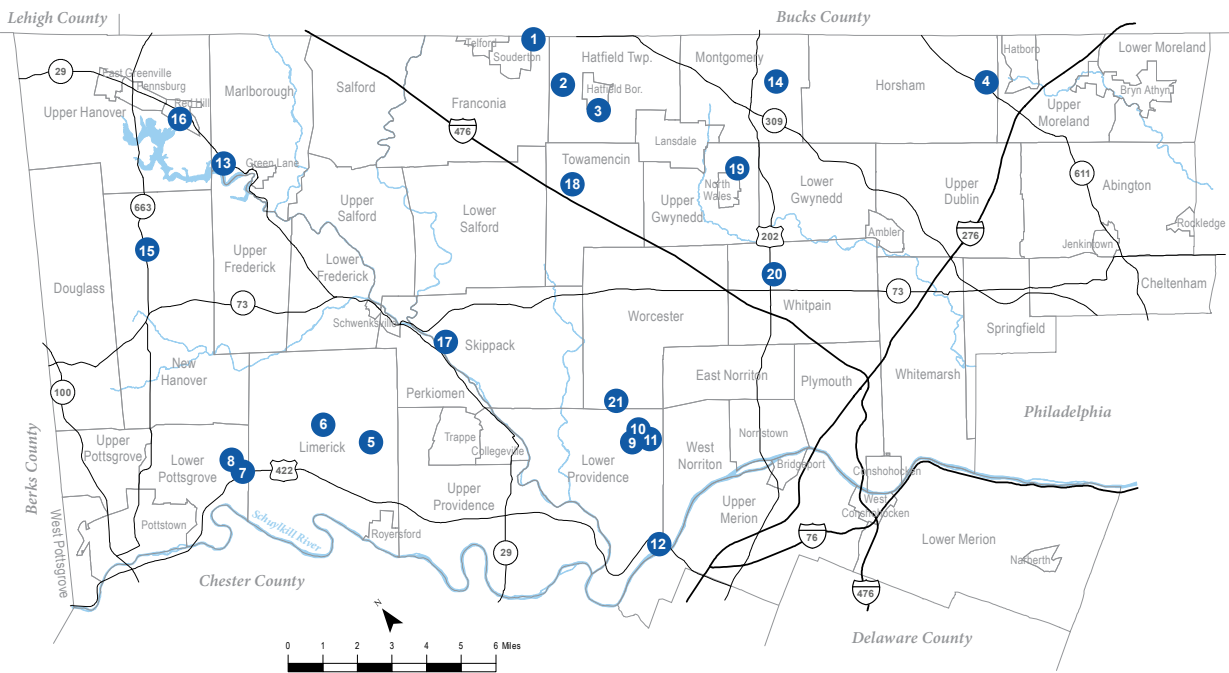
There are 21 mobile home parks with a total of 3,182 mobile home units located in the county.  The remaining 244 units are scattered throughout the county on individual lots.  Scattered site units, whether classified as mobile or manufactured by the county's Board of Assessment Appeals, have declined in number over the last decade.

Thirty municipalities have at least one or more mobile or manufactured homes within their  boundaries.  Fifteen of those municipalities have at least one mobile home park.  Lower Providence Township has the most mobile home parks (4) but Montgomery Township has the most mobile home units (857).  Lower Providence is a distant second with 424 total units, and Limerick Township offers 264 mobile home units.  Seven of the county's mobile home parks are age restricted in nature.

18 percent of Red Hill's housing units are mobile or manufactured homes—the highest percentage county-wide.   Upper Hanover Township has the largest number of scattered site mobile or manufactured homes, currently at 40 units.

# Mobile Home Park Inventory



| | Park Name | Park Mailing Address | Park Location | Municipality | Units | Acres | Density | Notes |
|---|---|---|---|---|---|---|---|---|
| 1 | Hidden Springs | 355 Kingspond Lane Souderton, PA 18964 | Township Line Road | Franconia Township | 254 | 69 | 3.7 | Age Restricted |
| 2 | Oak Grove Mobile Home Park | 2985 Cowpath Road Hatfield, PA 19440 | Cowpath Road | Hatfield Township | 91 | 23 | 3.9 | None |
| 3 | Village Scene Mobile Home Park | 2151 Koffel Road Hatfield, PA 19440 | Koffel Road | Hatfield Township | 161 | 25 | 6.5 | None |
| 4 | Leary Mobile Home Park | 2833 Ridge Pike Eagleville, PA 19403 | Summer Avenue | Horsham Township | 60 | 8 | 7.9 | None |
| 5 | Ridge View Terrace | 165 West Ridge Pike Limerick, PA 19468 | Ridge Pike | Limerick Township | 111 | 20 | 5.6 | None |
| 6 | Village of Willow Run / Limerick Village | 514 West Ridge Pike Limerick, PA 19468 | Ridge Pike | Limerick Township | 148 | 36 | 4.1 | Age Restricted |
| 7 | Shaner's Trailer Park | 3000 East High Street Pottstown, PA 19464 | High Street | Lower Pottsgrove Township | 122 | 17 | 7.2 | None |
| 8 | Windhaven Mobile Home Estates | 2917 East High Street Pottstown, PA 19464 | High Street | Lower Pottsgrove Township | 63 | 14 | 4.7 | None |
| 9 | Shady Ridge Mobile Home Park | 22 Brant Road Trooper, PA 19403 | Ridge Pike | Lower Providence Township | 12 | 2 | 6.5 | None |
| 10 | Sunnyside Trailer Park | 2901 Ridge Pike Trooper, PA 19403 | Ridge Pike | Lower Providence Township | 76 | 9 | 8.4 | None |
| 11 | Trooper Mobile Home Park | 2833 Ridge Pike Eagleville, PA 19403 | Ridge Pike | Lower Providence Township | 110 | 9 | 11.6 | None |
| 12 | Valley Forge Terrace | 1311 Catfish Lane Norristown, PA 19403 | Catfish Lane | Lower Providence Township | 220 | 38 | 5.8 | None |
| 13 | Green Hill Mobile Home Park | 210 Green Hill Drive Green Lane, PA 18054 | Gravel Pike (Route 29) | Marlborough Township | 145 | 26 | 5.5 | None |
| 14 | Village of Neshaminy Falls | 195 Stump Road North Wales, PA 19454 | Stump Road & Route 463 | Montgomery Township | 857 | 155 | 5.5 | Age Restricted |
| 15 | Pleasant Run Trailer Park | 422 Ridge Road Telford, PA 18969 | Layfield Road (Route 663) | New Hanover Township | 19 | 7 | 2.7 | None |
| 16 | Red Hill Estates | 148 West 6th Street Red Hill PA 18076 | Seventh Street | Red Hill Borough | 210 | 52 | 4.1 | Age Restricted |
| 17 | Chesterfield Creekwood Village Inc. | 4679 Perkiomen Creek Road, Box 158 Skippack, PA 19474 | Perkiomen Creek Road | Skippack Township | 81 | 44 | 1.9 | None |
| 18 | Walnut Meadows | 65 Wood Hollow Drive Harleysville, PA 19438 | Detwiler Road | Towamencin Township | 250 | 55 | 4.6 | Age Restricted |
| 19 | Gwynedd Woods | East Prospect Avenue North Wales, PA 19454 | East Prospect Avenue | Upper Gwynedd Township | 105 | 23 | 4.5 | Age Restricted |
| 20 | Blue Bell Springs (under construction) | 650 Dekalb Pike Blue Bell, PA 19422 | Dekalb Pike | Whitpain Township | 65 (135) | 39 | 3.5 | Age Restricted |
| 21 | Fairview Village Mobile Home Park | 3217 West Germantown Pike Fairview Village, PA 19403 | Germantown Pike | Worcester Township | 16 | 1 | 13.3 | None |

# Comprehensive List of All Mobile and Manufactured Homes
# in Montgomery County by Municipality *(Listed Alphabetically)*

| Municipality | Number of Mobile Home Parks | Number of Dwelling Units in Mobile Home Parks | Number of Scattered Site Mobile Homes | 2013 Total Number of Mobile Homes | Total Number of Housing Units in Muni (as of 2013) | Mobile Homes as Percent of Total Housing Units |
|---|---|---|---|---|---|---|
| Abington | 0 | 0 | 0 | 0 | 22,414 | 0.0% |
| Ambler | 0 | 0 | 0 | 0 | 2,813 | 0.0% |
| Bridgeport | 0 | 0 | 0 | 0 | 2,181 | 0.0% |
| Bryn Athyn | 0 | 0 | 0 | 0 | 457 | 0.0% |
| Cheltenham | 0 | 0 | 0 | 0 | 15,511 | 0.0% |
| Collegeville | 0 | 0 | 2 | 2 | 1,445 | 0.1% |
| Conshohocken | 0 | 0 | 0 | 0 | 5,163 | 0.0% |
| Douglass | 0 | 0 | 20 | 20 | 3,793 | 0.5% |
| East Greenville | 0 | 0 | 0 | 0 | 1,173 | 0.0% |
| East Norriton | 0 | 0 | 0 | 0 | 6,217 | 0.0% |
| Franconia | 1 | 254 | 2 | 256 | 4,838 | 5.3% |
| Green Lane | 0 | 0 | 1 | 1 | 219 | 0.5% |
| Hatboro | 0 | 0 | 0 | 0 | 3,606 | 0.0% |
| Hatfield Borough | 0 | 0 | 0 | 0 | 1,335 | 0.0% |
| Hatfield Twp | 2 | 252 | 1 | 253 | 7,186 | 3.5% |
| Horsham | 1 | 60 | 0 | 60 | 10,099 | 0.6% |
| Jenkintown | 0 | 0 | 0 | 0 | 2,138 | 0.0% |
| Lansdale | 0 | 0 | 0 | 0 | 7,258 | 0.0% |
| Limerick | 2 | 259 | 5 | 264 | 7,353 | 3.6% |
| Lower Frederick | 0 | 0 | 7 | 7 | 1,913 | 0.4% |
| Lower Gwynedd | 0 | 0 | 0 | 0 | 4,946 | 0.0% |
| Lower Merion | 0 | 0 | 0 | 0 | 24,239 | 0.0% |
| Lower Moreland | 0 | 0 | 0 | 0 | 4,910 | 0.0% |
| Lower Pottsgrove | 2 | 185 | 30 | 215 | 4,676 | 4.6% |
| Lower Providence | 4 | 418 | 6 | 424 | 9,294 | 4.6% |
| Lower Salford | 0 | 0 | 2 | 2 | 5,773 | 0.0% |
| Marlborough | 1 | 145 | 9 | 154 | 1,410 | 10.9% |
| Montgomery | 1 | 857 | 0 | 857 | 9,862 | 8.7% |
| Narberth | 0 | 0 | 0 | 0 | 1,985 | 0.0% |
| New Hanover | 1 | 19 | 29 | 48 | 4,329 | 1.1% |
| Norristown | 0 | 0 | 0 | 0 | 13,443 | 0.0% |
| North Wales | 0 | 0 | 0 | 0 | 1,350 | 0.0% |
| Pennsburg | 0 | 0 | 0 | 0 | 1,318 | 0.0% |
| Perkiomen | 0 | 0 | 4 | 4 | 3,115 | 0.1% |
| Plymouth | 0 | 0 | 0 | 0 | 7,089 | 0.0% |

| Municipality | Number of Mobile Home Parks | Number of Dwelling Units in Mobile Home Parks | Number of Scattered Site Mobile Homes | 2013 Total Number of Mobile Homes | Total Number of Housing Units in Muni (as of 2013) | Mobile Homes as Percent of Total Housing Units |
|---|---|---|---|---|---|---|
| Pottstown | 0 | 0 | 0 | 0 | 10,419 | 0.0% |
| Red Hill | 1 | 210 | 1 | 211 | 1,142 | 18.5% |
| Rockledge | 0 | 0 | 0 | 0 | 1,097 | 0.0% |
| Royersford | 0 | 0 | 3 | 3 | 2,383 | 0.1% |
| Salford | 0 | 0 | 10 | 10 | 1,087 | 0.9% |
| Schwenksville | 0 | 0 | 1 | 1 | 699 | 0.1% |
| Skippack | 1 | 81 | 9 | 90 | 4,137 | 2.2% |
| Souderton | 0 | 0 | 0 | 0 | 2,759 | 0.0% |
| Springfield | 0 | 0 | 0 | 0 | 7,832 | 0.0% |
| Telford | 0 | 0 | 0 | 0 | 1,058 | 0.0% |
| Towamencin | 1 | 250 | 2 | 252 | 7,792 | 3.2% |
| Trappe | 0 | 0 | 0 | 0 | 1,448 | 0.0% |
| Upper Dublin | 0 | 0 | 0 | 0 | 9,864 | 0.0% |
| Upper Frederick | 0 | 0 | 17 | 17 | 1,457 | 1.2% |
| Upper Gwynedd | 1 | 105 | 0 | 105 | 6,621 | 1.6% |
| Upper Hanover | 0 | 0 | 40 | 40 | 2,597 | 1.5% |
| Upper Merion | 0 | 0 | 0 | 0 | 12,819 | 0.0% |
| Upper Moreland | 0 | 0 | 0 | 0 | 10,659 | 0.0% |
| Upper Pottsgrove | 0 | 0 | 17 | 17 | 1,983 | 0.9% |
| Upper Providence | 0 | 0 | 3 | 3 | 7,860 | 0.0% |
| Upper Salford | 0 | 0 | 13 | 13 | 1,217 | 1.1% |
| West Conshohocken | 0 | 0 | 0 | 0 | 685 | 0.0% |
| West Norriton | 0 | 0 | 0 | 0 | 7,864 | 0.0% |
| West Pottsgrove | 0 | 0 | 8 | 8 | 1,617 | 0.5% |
| Whitemarsh | 0 | 0 | 0 | 0 | 7,146 | 0.0% |
| Whitpain | 1 | 71 | 2 | 73 | 8,026 | 0.9% |
| Worcester | 1 | 16 | 0 | 16 | 3,953 | 0.4% |
| **COUNTY TOTAL** | **21** | **3,182** | **244** | **3,426** | **331,072** | |