



The Greater Syracuse Land Bank plans to build 52 single-family manufactured homes with the support of NYS Homes & Community Renewal's MOVE IN NY program in 2026-27. They're all 3-bedroom, 2-bathroom, single-story homes with off-street parking. Most are 1,500 sq. ft. and some are approx. 1,100 sq. ft. and all but three will have a one-car garage (those three have attic storage access). These homes are spread out all over the City of Syracuse.

Is this just a fancy mobile home?

Like mobile homes, these houses are built to the HUD Code for Manufactured Housing. However, they are permanently affixed to the foundation and when you buy one, you're buying the house and the land together like any typical home sale. These homes look, feel, and function no different than a regular "stick-built" home. In addition, they come with a seven-year warranty.

The HUD Code accounts for regional climate variations and these houses are well insulated and built to withstand our NY weather extremes. They all have forced air natural-gas heat and central air conditioning.

We're choosing to build these with no basement. Your furnace and water heater are in the 1st floor laundry room. Almost all will have a one-car, detached garage. A handful of the homes will have attic storage instead of a garage.

How were the manufacturers selected?

[NYS Homes & Community Renewal \(HCR\)](#) issued a request for proposals and selected Clayton and Champion as the two manufacturers for the [MOVE IN NY](#) program. HCR has negotiated pricing with these manufacturers and installers. They'll hire local subcontractors to do carpentry, paving, landscaping, plumbing, electrical, and HVAC hookup. We've applied to HCR for MOVE IN NY funding to cover the difference between the total development costs (about \$300,000/house) and the sale price (\$125,000 - \$250,000 depending on the buyer's income).

How were the sites selected?

We tried to select sites that were flat so a truck can back the house in and set it on the foundation without requiring a crane. We also selected as many sites as we could that were wide enough for the larger models and we tried to find blocks with other single-story homes so that these will blend in with the existing homes nearby.

What's this do to my property value?

These homes are listed for fair market value (\$175,000-250,000), but incentives are available based on buyers' income to make it affordable to buyers earning between [60% - 120% of Area Median Income](#). While their mortgage might be smaller, the sale will be booked at fair market value, which will help increase home values in the neighborhood and grow your home equity. Appraisers can look to these homes when pulling transaction data for comps in the future.

By booking these transactions as close to market rate as possible, it will also make it easier for others to finance new builds in the area in the future.

What kind of environmental review is done before construction?

We go through an extensive environmental review process with NYS HCR, who is funding these construction projects. This review ensures:

- The project won't negatively impact any historically significant properties nearby
- The project isn't in a 100-year floodplain
- The project is permitted by City zoning
- There aren't any hazardous materials on site that will be disturbed by the project
- The project will mitigate for radon if tests show that's necessary
- The project isn't being built in a DEC-regulated wetland
- The project isn't in an agricultural district
- The project won't harm any endangered species habitats
- The project is compliant with NYS Smart Growth goals

In addition, the City reviews several aspects of the project before issuing the building permit. They ensure that the project complies with all zoning and building codes, the home is being properly hooked into sewer and water infrastructure, that appropriately licensed contactors hook up the electrical and HVAC systems, and that the site is graded so that stormwater runoff doesn't drain into neighbors' properties.