



Manufactured Housing For Affordable Infill Development

Planning Commission Presentation
April 5, 2017



Introduction

Can manufactured homes be a viable option for affordable infill residential development in single-family zoning districts?

Three over-arching questions:

- Does a difference in the quality of construction exist between site-built and manufactured homes that impacts *neighborhood* safety?
 - Do manufactured homes affect the values of surrounding properties?
 - Does the presence of a manufactured home on a lot impact the value of the property itself?
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Housing Types

- Site-built homes
- Industrialized housing (or modular homes)
- Manufactured homes



What do we already know?

- Manufactured homes are safe.
 - Manufactured homes are allowed in Corpus Christi, but only in the “R-MH” Manufactured Home zoning district.
 - Manufactured homes have a lower purchase price than site-built housing.
 - Zoning exists to protect property values, among other things.
 - In many Texas cities with zoning codes, manufactured homes are restricted to certain areas and prohibited in single-family zoning districts.
 - Industrialized Housing (Modular Housing), which is different than manufactured homes, is allowed in any single-family zoning district with conditions.
 - Manufactured homes can be constructed similarly to site-built houses.
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Codes Regulating Manufactured Homes

Building Codes

- **2015 International Residential Code (IRC)**, adopted by Corpus Christi
 - For site-built and modular dwellings
- **Federal Housing & Urban Development (HUD) Code**
 - For manufactured homes

What inspections are conducted?

- City inspections for setbacks, foundation, stairs/landing to doors, and utility/electricity connections only.
 - The State inspects installation on a site.
 - FHA may inspect the interior if involved in the financing.
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Zoning

- Purpose: To protect property values and quality of life, among other things.
- Authority: State law authorizes cities to regulate the location of manufactured homes, but not modular or site-built houses.
- Allowable Locations: Manufactured homes are only allowed in Manufactured Home zoning districts:
 - “R-MH” Manufactured Home **Subdivision** – 8 acres min.
 - “R-MH” Manufactured Home **Park** – 5 acres min.
- Existing Zones: How many acres of vacant land are already zoned for manufactured home development?



Zoning

- Planning: Should *the City* plan for and/or zone more areas for Manufactured Home Subdivisions/Parks to help increase the number of manufactured homes?
- Precedence: Decisions on rezonings are used to help make decisions on future rezonings. A City policy or City position is helpful for handling future requests and affords developers predictability.



Windstorm Standards

Manufactured Homes (HUD-Code Regulations)	Site-Built Houses (Tx Dept. of Insurance Regulations)
Wind Zone 1 – 90 mph	Inland II – 110 mph; Required west of Robstown
Wind Zone 2 – 115 mph; Required in Corpus Christi	Inland I – 120 mph; Required in Corpus Christi
Wind Zone 3 – 125 mph; Required on Padre/Mustang Island	Seaward – 130 mph; Required on Padre/Mustang Island

- Texas Windstorm Insurance Association (TWIA) insures some manufactured homes and mobile homes but not all.
- TWIA has special forms and rules that apply to these types of structures.
- Texas Department of Insurance (TDI) will not issue a Certificate of Compliance (WPI-8) on a manufactured or mobile home.

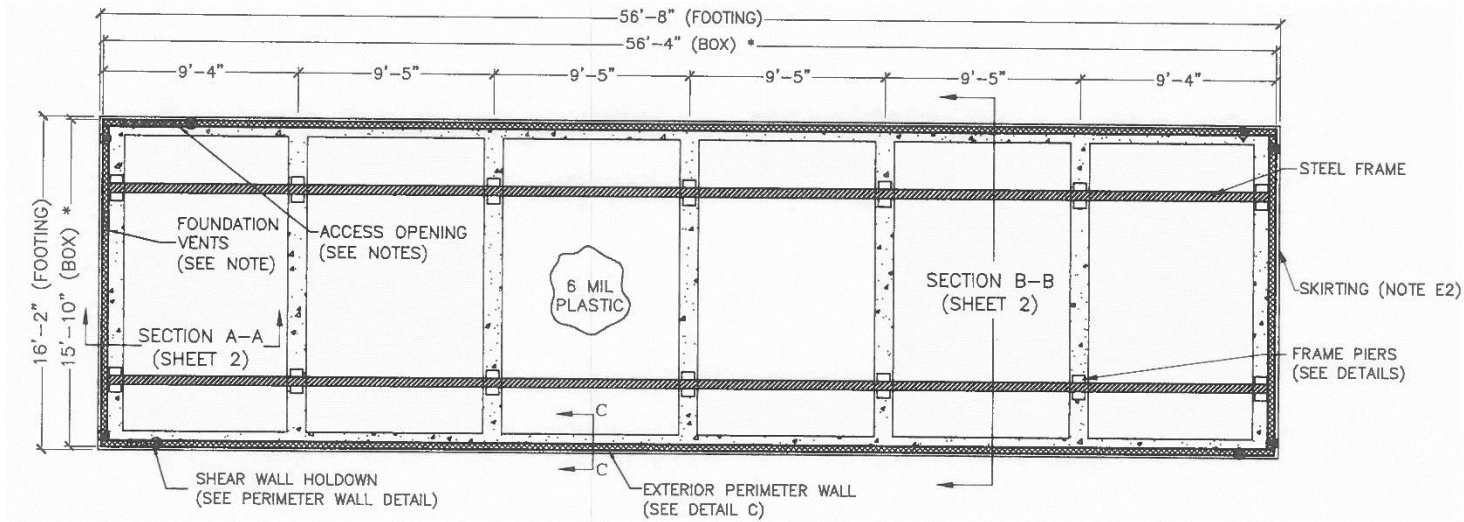


Construction Standards

- Consumer has various options, various qualities from which to select.
 - Consumer can choose a model constructed to standards that are similar to a site-built house. Variations include:
 - Materials used in wet areas.
 - Size and spacing of wall framing and plates.
 - Wallboard vs. sheet-rock
 - HVAC System – above or below living area
 - Repairs
 - Third-party inspection needed for structural/system repairs.
 - Repairs are not regulated/inspected by the City.
 - Do manufactured homes require more frequent maintenance than site-built homes?
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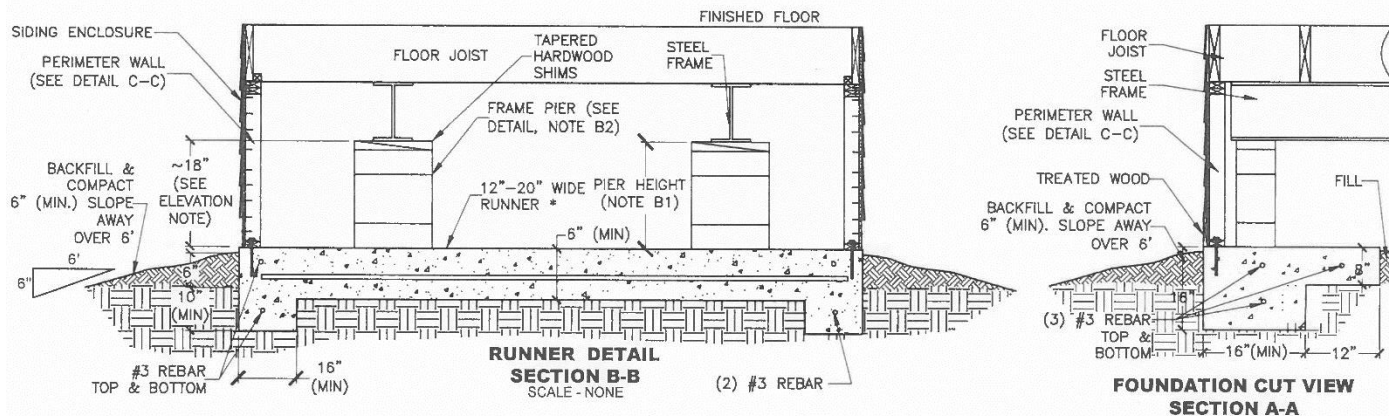


Foundation Type





Foundation Type





Effect on Surrounding Property Values

- Zoning: Purpose is to protect property values, among other things.
 - Depreciation Rates: From Nueces County Appraisal District
 - Manufactured Homes – 45-year schedule
 - Site-Built Homes – 75-year schedule
 - Will a manufactured home hold value over time?
 - Will a manufactured home affect the appraised values of surrounding site-built homes, and impact property taxes?
 - Does having a few manufactured homes in a neighborhood hurt the neighborhood's chance of **long-term revitalization**
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Effect on Surrounding Property Values

- Does the presence of manufactured homes **disincentivize private investment** in surrounding single-family properties?
- Does allowing manufactured homes in single-family neighborhoods create a missed opportunity for the renovation or construction of site-built houses?
- Does the classification as **real property vs. personal property** make a difference?



Neighborhood Character

- Can a manufactured home fit in aesthetically with the other houses in a neighborhood?
- How does the City protect a neighborhood from becoming a Manufactured Home subdivision?
- If the value of the manufactured home is comparable to the surrounding houses, then should the manufactured home be considered “compatible” with the neighborhood?



Neighborhood Character

Lynch Street





Neighborhood Character

Lynch Street





Neighborhood Character

Central Street





Neighborhood Character

Central Street





Considerations for New City Policy

If developed into a city-wide program, the following ideas should be evaluated:

- Allow by-right with certain conditions or in an overlay district to reduce the number of rezonings needed and to reduce fees for developer, or:
 - Should public hearings be required for each site, such as through a Special Use Permit or Planned Unit Development?
 - Should the City test this program in multifamily zoning districts first?



Considerations for New City Policy

- Prohibit manufactured homes in select neighborhoods where revitalization is being encouraged or anticipated, in historic areas, or in neighborhoods with a particular aesthetic that manufactured homes cannot replicate.
 - Find methods to prevent neighborhoods from turning into manufactured home subdivisions.
 - Restrict to neighborhoods with only a few vacant lots.
 - Require certain architectural features to increase compatibility with surrounding site-built houses:
 - Conventional siding, skirting, conventional roof shingles, landscaping, windows, eaves, porches, carport, double-wide, entry door on the front rather than side, etc.
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Considerations for New City Policy

- Require higher construction standards to increase compatibility with surrounding site-built houses:
 - Require Wind Zone 3 – 125 mph
 - Require stronger framing materials
 - Require a certain foundation
- Require homeownership or allow rentals
- Real vs. personal property
- Allow only new manufactured homes
- Standards for maintenance
- Is additional stakeholder outreach needed?
 - Appraisers, Realtors, Homeowners Associations, etc.



Questions