

Where can working people afford to live?

Manufactured Housing
for affordable infill development

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Regulation of Building

- Building Codes

- 2015 International Residential Code, adopted by Corpus Christi
- HUD Code, promulgated by the Federal Government

- Types of housing in Corpus Christi

- Site-built homes
- Modular homes
- Manufactured homes

Each of these housing types is currently allowed in Corpus Christi

Hurricane Considerations

- Windstorm new construction standards:
 - Site built home specification of 120 mph for a 3 second gust
 - Manufactured home specification of 115.5 mph for a 3 second gust
- Proper comparison is to existing housing stock which was built before modern windstorm considerations or that has degraded due to rot, termite damage, or aging of metal fasteners
- Flooding is a major issue for property damage and destruction. Because manufactured housing is installed 18" to 36" above grade, it has a substantial advantage over slab-on-grade homes with respect to stormwater protections

Manufactured housing is a safe alternative

Financing and Insurance

- Borrowers with credit score > 620:
 - Government backed loans are available from FHA or VA
 - Downpayment of 3.5%
 - Term of 20 years
 - Rates from 4.25% to 5.00% fixed
- Borrowers with credit score <620 but > 500:
 - Portfolio lenders
 - Downpayment of 5% to 35%, possible to use land equity in some programs
 - Term of 15 to 23 years
 - Rates of 6.25% to 8.99%
- Insurance
 - All risk insurance including structure, general liability, windstorm
 - Typical cost of \$1200 to \$2400 per year
 - Deductibles range from \$750 to \$2500

Structure Lifespan and Maintenance

- Normal lifespan expected, comparable to site built
 - Code differences between IRC and HUD produce substantially same homes
 - Conventional construction materials common between construction methods
 - Load-bearing concrete foundation
 - Replacement parts and materials available off-the-shelf
- Pier-and-beam construction easy to maintain
 - Easy to re-level or adjust for foundation problems
 - Easy access to inspect and maintain major systems such as plumbing
 - Easy to inspect and treat for subterranean termites
 - Rates of 6.25% to 8.99%
- Low housing price results from labor reduction, not raw material savings
- Financially capable owners or tenants

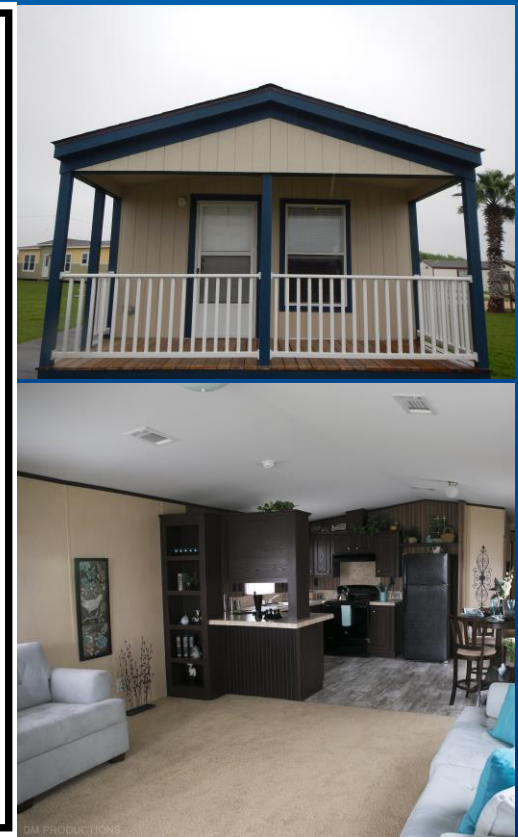
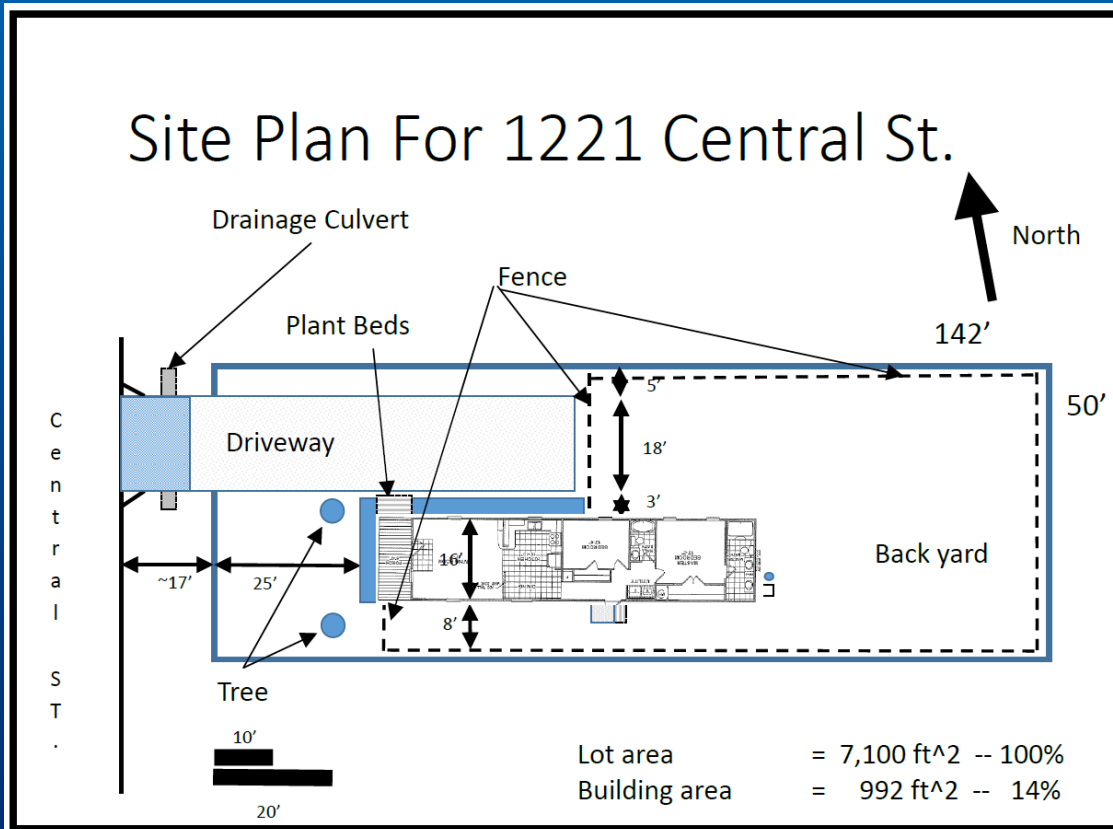
Here is affordable housing for Working Families

- This is MARKET RATE HOUSING
 - Retirees
 - Nurses
 - Small business owners
 - Teachers
 - Mechanics
 - Refinery workers
- Ownership economics for 3-bedroom / 2-bath manufactured home:

Mortgage	\$533
Insurance	\$120
Property Tax	\$ 90
Total	\$743 monthly or \$8,916 per year

Cheaper than renting and fixed for 20 years

Regular Density -- Pier and Beam Home



Single family house on single family lot

People matter in Corpus Christi

- The Iglesia Ni Cristo – Church of Christ
- Tony Bazan
- Mary Torres

Manufactured Housing has a place in Corpus Christi



YES!!!



YES!!!



Consider



YES!!!

The City has absolute authority to designate where these houses are built both now and in the future. Two demonstration homes are under consideration.

If this becomes an accepted program, there is much work to be done to determine neighborhood suitability. It is wrong to put manufactured housing in established neighborhoods with high home values.