

**Manufactured and Affordable Housing Strategy Committee  
Meeting 1 - October 2, 2007  
6:00 – 8:30 pm  
Public Works Building, Conference Room C**

**MEETING SUMMARY**

**Participants:**

Members present:

Ken Anderson	Max Cañez	Sheila Casserly
Carole DeAngeli	Rene Gastelum	John Glaze
Susie Goode	Rita Hall	Danny Knee
Noemi Navarro	Eddie Peabody	Tom Spendiarian
Chuck Stury	Betty Villegas	

Not attending:

Diane Hall	Ellie Towne	SAHBA representative
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Pima County staff:

Greg Hitt	Jennifer Dederich
Jim Forbus	Daniel Tylutki

Facilitation Team:

Tahnee Robertson	Jenny Ferry (recorder)
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**Agenda:**

- Welcome, agenda review and introductions
- Overview of manufactured and affordable housing, presentation by Pima County staff
- Discussion
- Protocols and process review
- Next Steps

**Discussion of Presentation:**

Manufactured housing:

Q: Are inspections different for manufactured housing?

A: Receive HUD stamp; inspection looks at foundation & hook-up for electric.

Q: Do manufactured homes keep their value or depreciate?

A: Under certain situations they depreciate: single section manufactured homes located in an undesirable mobile home park. Most multi-sectional manufactured homes keep their value, and in some residential areas appreciate similar to site built, may be conditional if

land beneath appreciates. For property tax valuation purposes, they are always depreciated<sup>1</sup>.

Q: AMI calculates 30% of income for housing expense. Is amount inclusive?

A: The 30% is calculated on gross income and this is how HUD defines affordable housing. The mortgage industry typically uses a larger percentage.

Q: Could you give a general idea of opposition regarding denial of 1996 text amendments?

A: There was much opposition on manufactured housing in all zoning districts. The text amendments proposed were considered too inclusive.

Q: Do most manufactured homes have some sort of transportation trailer attached?

A: All manufactured homes have a fixed frame while modular homes have a removable frame – both used for transporting only.

Q: Could you more specifically define modular vs. manufactured homes?

A: Modular home have electric & plumbing installed after placed on site. Building code is adhered to for modular homes. Some developers buy modular homes.

Q: Do modular homes have some kind of warranty?

A: Registrar of Contractors issue site-built warranty. Modular has 10-year structural warranty which includes mechanical, plumbing & actual structure.

Q: Panel home on crane? Trusses?

A: Built to IRC code. HUD is federal building code. Municipalities cannot discriminate against building code. Acronym cheat sheet would be helpful.

IRC vs HUD = IRC is prescription, HUD performance-based vs prescription based.

Q: Do these codes prevent change of code?

A: Yes, for national uniformity.

A: Federal code allows for 4 zones in US. Upgrade requirements for climate/wind. IRC does allow for amendment of code.

Q: Are these homes moved frequently?

A: No

Q: From example in BOS district 1, understanding is modular homes are not designed to be moved. Is this true?

A: Not true.

Q: Is purpose of committee to talk about modular homes?

A: There is a need to understand difference in housing types. Focus of committee may be primarily on multi-sectional manufactured home. However, it is very helpful to walk

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<sup>1</sup> In Committee review of these notes during the November 7, 2007 meeting, there was disagreement as to the accuracy of this statement, and members agreed to resolve the issue afterwards.

through each type of home for information purposes. But Pima County directive is to focus on manufactured homes (single & multi-sectional) in order to revisit 1996 text amendment.

Q: Need further clarification – is the committee only going to consider single and multi-sectional manufactured homes?

A: This is for committee to decide, and will be explored further in the protocols discussion.

Q: Are manufactured homes considered real property?

A: Manufactured homes are considered personal property (have a title) and are taxed as such because they are not affixed. If affixed, would be considered real property.

Q: With code change, have quality standards changed for homes post-1976?

A: Life span of manufactured home is comparable to site built.

Q: Guidelines for committee to consider affordable housing, therefore does manufactured housing provide an affordable option?

A: Reference to first slide of presentation where all home pictured were manufactured. Cost of manufactured homes run approximately \$75-85 per sq. ft., more affordable than site built. Home only price quoted here, does not include land.

Q: Why doesn't typical home builder use this type of housing?

A: Typical, home builder looks for large lots. Not interested in infill housing.

Q: What is comparison of building time frame of site built vs. non-site built?

A: Site built time frame to build is about six months – reminder to look at the cost of money. Versus about six weeks for manufactured housing. In some cases, just 4 weeks to deliver to site.

Q: Is this committee duplicating the efforts of the Pima Co. Housing Commission?

A: Review verbiage from document that established that commission; it is provided as background information. The role of this committee is to develop strategies & goals to forward to housing commission. Several Pima Co. Housing Commission members present as a part of MAHSC membership will help ensure no duplication of efforts. Recommendations formulated as part of the MAHSC process will be forwarded to the Pima Co. Housing Commission and to the Planning and Zoning commission, and then on to the Pima Co. Board of Supervisors. The MAHSC process includes two parallel tasks looking at manufactured homes and affordable housing. Any issues around zoning code text based on housing types will be forwarded to the Planning & Zoning Commission. Policy items, like incentives, will be forwarded to the Pima Co. Housing Commission. Pima County would like MAHSC to look at primarily, manufactured housing, and secondarily, look beyond to affordability options.

## **Protocols Review**

Scope (Goal 1): The committee generally agreed to keep the scope more broad initially and then narrow as the process progresses. The manufactured home industry representatives would like the scope limited to multi-sectional in CR 3, 4 and 5 due to its greater acceptance by the community at large. Others felt that single wide manufactured should be kept on the table since they are more affordable. Whether or not to include modulars needs further discussion, although they are typically more expensive than manufactured. Some members also wanted to include mobile homes given affordability concerns, while others felt that mobiles have already been addressed through the mobiles text amendment.

Duration: There was a request to include the anticipated duration of the process in the protocols. This will be determined by the committee, but could last 6-8 months with monthly meetings (or more frequent if necessary).

Coordinating Team: The committee decided to form a Coordinating Team for between meeting debrief, agenda development and other needs. In addition to planning staff and the facilitator, Ken Anderson, Rita Hall, Carole DeAngeli and Tom Spendiarian volunteered to serve. The committee agreed to the composition of the Coordinating Team.

Alternates: Each member is invited to appoint an alternate if they feel that will not be able to attend all meetings. Contact information for alternates should be e-mailed to the facilitator.

Open meeting rules: The MAHSC will follow open meetings law, and all meetings will be noticed as required. Caucuses by portions of the committee do not have to be open to the public as long as they are advisory.

Decision Making: The text will be edited to explain that all issues will be documented and lack of consensus explained.

A revised draft of the protocols will be circulated by e-mail. The committee will review the revised protocols and consensus will be sought at the next committee meeting.

### **Information requests:**

- **Manufactured and Affordable Housing Matrix**
  - Include 3 types of housing discussed: single section manufactured, multi-sectional manufactured, and modular
  - Include zoning, building codes, etc.
  - Include what other counties/jurisdictions are doing
  - Mobile considered separately, as not desirable due to age/quality

- Glossary of terms
- Other questions:
  - How single wide manufactured homes affect affordability
  - Ownership versus rental issues
  - Difference between IRC and IBC
  - Property tax component of affordability
  - More on manufactured home pricing
  - Compare Pima County wage and home prices with national trends

**Next Steps:**

- Organize field visit (both manufactured and affordable)
- Member homework:
  - background reading
  - e-mail/send digital photos of desirable and undesirable examples of manufactured housing to Greg Hitt for discussion at next meeting
- Revised protocols will be e-mailed to MAHSC members
- Coordinating Team meeting will be held in next two weeks
- Next meeting:
  - Thursday, November 7<sup>th</sup> (changed from Nov 1)
  - 4:30-6:30 p.m.
  - Pima County Public Works Building, Conference Room C (same room)