TOWN OF ROCKY MOUNT
345 DONALD AVE.
ROCKY MOUNT, VIRGINIA 24151

540.483.7660
FAX : 540.483.8830

E-MAIL: JHECKMAN@ROCKYMOUNTVA.ORG
WWW.ROCKYMOUNTVA.ORG

PLANNING COMMISSION
JANET STOCKTON, CHAIR
JOHN SPEIDEL, VICE CHAIR

BUD BLANCHARD JERRY W. GREER, SR.
INA CLEMENTS DERWIN HALL
JOHN TIGGLE

JESSICA HECKMAN
TOWN PLANNER
ZONING ADMINISTRATOR

PLANNING COMMISSION AGENDA

TUESDAY, APRIL 7, 2020
6:00 P.M.

COUNCIL CHAMBERS, ROCKY MOUNT MUNICIPAL BUILDING
345 DONALD AVENUE, ROCKY MOUNT, VIRGINIA

Call to Order and Welcome

I. Roll Call of Members Present

II. Approval of Agenda

III. Review and Consideration of Minutes

   a. March 4, 2020-Regular Meeting Minutes

IV. Public Hearing

   a. The proposed 5-Year Capital Improvement Plan (CIP) for the fiscal period beginning July 1, 2020 and concluding on June 30, 2025. The Town's 5-Year Capital Improvement Plan is a document to forecast significant expenditures and revenue needs for major capital improvements, equipment, property, utility infrastructure, and other public uses. The CIP is for planning purposes only and does not obligate the Town Council to carry out any project contained therein nor prohibit unanticipated capital needs to be purchased during the time period of the CIP but not contained as part of the adopted plan.
      i. Staff Comments
      ii. Public Comments

V. Public Hearing

   a. The applicant, Carolyn Johnson is requesting a Special Exception/Use Permit to place a manufactured home on a permanent foundation on property located on PENDLETON STREET ROCKY MOUNT, VA, 24151, Franklin County Tax Map and Parcel Number 2040043301. The subject property is zoned R2 (Residential 2 District). This use is not considered in the R2 Residential District.
      i. Staff Report
      ii. Applicant Comments
      iii. Public Comments

VI. New Business

VII. Old Business

VIII. Commissioner Concerns

IX. Staff Updates

X. Business for upcoming months

XI. Adjournment

TOWN OF ROCKY MOUNT
PLANNING COMMISSION
REGULAR MEETING MINUTES
MARCH 4, 2020
6:00 p.m.

The Planning Commission of the Town of Rocky Mount, Virginia met in the Council Chambers of the Rocky Mount Municipal Building, located at 345 Donald Avenue, Rocky Mount, Virginia, at 6:00 p.m. on March 4, 2020, for its regular monthly meeting with Madame Chair Janet Stockton presiding.

Commission Members Present:

- Janet Stockton, Chair
- John Speidel, Vice Chairman
- Member Ina Clements
- Member Bud Blanchard
- Member John Tiggle
- Member Jerry Greer

Staff Members Present:

- Town Planner, Jessica H. Heckman
- Planning Commission Clerk, Cherie Compton
- Assistant Town Manager, Matthew Hankins
- Cultural & Economic Development Director, Beth Simms

APPROVAL OF AGENDA

Additions or Corrections: There were no corrections

Motion: To approve the agenda

Motion By: Commission Member Ina Clements

Second: Vice Chairman, John Speidel

Action: Approved by a unanimous vote of members present

REVIEW AND CONSIDERATION OF MINUTES

Let the record show that prior to the meeting, Planning Commission received the following draft minutes for review and consideration of approval:

February 4, 2020- Regular Meeting Minutes

Additions or Corrections: None

Motion: To approve minutes as presented

Motion By: Commission Member John Tiggle

Second: Commission Member Bud Blanchard

Action: Approved by unanimous vote of members present

NEW BUSINESS

None at this time.

OLD BUSINESS

Small Business Open House

Town Planner Jessica Heckman introduced new staff member Beth Simms and discussed further details on the proposed small business open house. Heckman discussed a format that would include the Town giving a brief presentation to participating businesses informing them of the vision the Town has, how we hope to get there and how the Towns businesses can help. The session will also ask business owners for input for areas of concern or improvement. After the session, Heckman suggested allowing each business to schedule a more individual session to discuss their needs and concerns and how the Town might be able to provide assistance. Heckman further discussed holding the event at the Harvester Performance Center, she suggested we push the date back to May to allow town staff to plan a hospitable event and get the word out. Members discussed details and expressed the desire to move forward as presented.

Comprehensive Plan Review

Planner Jessica Heckman presented members with a report indicating strategies in the comprehensive plan that have been implemented or are being implemented. She further noted she wanted the Commission to have an idea of what was being worked on or has been achieved within the past year. She noted the list did not include Public facilities or environmental strategies. Commission members commented they like the report and would like to receive an updated report every six months. Chair Janet Stockton asked members to review and contact staff with questions.

Lighting Update

Planner Jessica Heckman gave a brief update on the street lighting updates brought up at the previous meeting by member Clements. She indicated staff would be identifying areas of concern and will meet with AEP on March 10 on steps to take moving forward. Matt Hankins informed the commission that there are several options that the town can choose, selection will depend on location and budget because they are more expensive. An open discussion ensued. Staff indicated they would have an update at the next meeting.

COMMISSIONER CONCERNS

John Speidel asked Matt Hankins to give an explanation to of the new position of Cultural and Economic Development director. Matt gave a brief description of the new position, gave a more thorough introduction of Beth Simms, and discussed how he felt her addition would benefit the Town.

Commission Member Ina Clements asked staff about the status of the old car lot located at the end of Franklin Heights, Planner Jessica Heckman indicated that staff had sent a zoning violation letter and will follow through as code allows.

Member Clements asked if the Town was still going to add art on storm drains throughout town. Mrs. Heckman advised there are plans to add storm drains in the spring. Mr. Hankins advised, due to budget constraints the town would likely focus on storm drains in the spring and will add a mural after July.

STAFF UPDATES

Mrs. Heckman informed members of a new agenda software management program and asked members to contact Cherie Compton to schedule a time to bring their devices in to have software installed and be trained on it.

Matt Hankins gave members and update of the Old Fort Road issue. He advised Town Council suggested Planning Commission hold a public session to allow public input on potential solutions. An open discussion ensued.

BUSINESS FOR UPCOMING MONTHS

Public input sessions for Old Fort Road.

Hearing no further comments, Chair Stockton asked for a motion to adjourn.

ADJOURNMENT

Motion to Adjourn By: Commission Member Jerry Greer

Second: Vice Chairman John Speidel

Action: Approved by a unanimous vote of members present

Time of Adjournment: 6:47 p.m.

_____

Janet Stockton, Chairman

ATTEST:

_____

Cherie Q. Compton, Clerk

TOWN OF ROCKY MOUNT
5 YEAR CAPITAL IMPROVEMENT PLAN
FY 21 - 25

Department/Project / Purchase:	FY 21 By Depts.	FY 21 Proposed	FY 22 Proposed	FY 23 Proposed	FY 24 Proposed	FY 25 Proposed	5 YEAR TOTAL
GENERAL FUND PROJECTS:							
ADMINISTRATION / COMMUNITY DEVELOPMENT / FINANCE:							
Mgr - replace 2004 Ford Explorer with Yukon	40,000	30,000					30,000
Mgr - replace 2011 Impala			25,000				25,000
Com Dev - replace 2007 GMC Yukon				35,000			35,000
Finance - customer service desks layout - security measures	15,000	15,000					15,000
TOTAL ADMINISTRATIVE DEPARTMENTS	55,000	45,000	25,000	35,000	-	-	105,000
PUBLIC SAFETY:							-
Police - replace 2 Explorers at $45,000/car every 2 years			90,000		90,000		180,000
Fire - upgrade Cascade Air System	130,000		130,000				130,000
Fire - replace 1995 Chevy Suburban (quick response vehicle)			45,000				45,000
Fire - replace 1993 Pierce fire engine				525,000			525,000
Fire - replacement of SCBA (Air Packs)					300,000		300,000
Fire - replace Utility 1A					200,000		200,000
Fire - upgrade/refurbish Rescue 1						100,000	100,000
TOTAL PUBLIC SAFETY	130,000	-	265,000	525,000	590,000	100,000	1,480,000
PUBLIC WORKS:							
Pub Works - manhole leveling system (prefer FY 21)	10,000		10,000				10,000
Pub Works - sidewalk maintenance (year 5)	40,000						-
Pub Works - replace street lights - Technology Drive	20,000		20,000				20,000
Com Dev - street lighting Floyd Ave - decorative poles	65,000						-
Pub Works - replace pick-up - 2007 Dodge	45,000		45,000				45,000
Pub Works - replace pick-up - 2006 Ford (prefer FY 21)	65,000		65,000				65,000
Pub Works - replace pick-up - 2003 Ford	-		60,000				60,000
Pub Works - replace pick-up - 2013 Ford					55,000		55,000
Pub Works - replace pick-up - 2012 Chevy				45,000			45,000
Pub Works - replace pick-up - 2011 Chevy			55,000				55,000
Pub Works - replace 1999 Ford bucket truck			175,000				175,000
Pub Works - replace 1999 Jet Truck				300,000			300,000
Pub Works - replace 1995 Ford tandem dump truck (1/2 fm swr)	77,500	77,500					77,500
Pub Works - replace 1997 Ford single axle dump truck	140,000			140,000			140,000
Pub Works - replace 2000 GMC dump truck	-						-
Pub Works - replace 2004 GMC dump truck					135,000		135,000
Pub Works - replace 2014 Johnston street sweeper					200,000		200,000
Pub Works - replace 2006 John Deere backhoe 310			120,000				120,000
Pub Works - replace 2003 John Deere backhoe 710				200,000			200,000
Pub Works - replace 1999 John Deere loader 444			150,000				150,000
Pub Works - replace 1999 NH skid loader			80,000				80,000

TOWN OF ROCKY MOUNT
5 YEAR CAPITAL IMPROVEMENT PLAN
FY 21 - 25

Department/Project / Purchase:	FY 21 By Depts.	FY 21 Proposed	FY 22 Proposed	FY 23 Proposed	FY 24 Proposed	FY 25 Proposed	5 YEAR TOTAL
UTILITY FUND PROJECTS:							
PUBLIC WORKS:							
Water/PW - fire hydrant cleaning system	9,800	9,800					9,800
Water/PW-replace Ann Sink St. water and sewer lines	80,000		80,000				80,000
Water/PW-replace N. Main St. 8" water line(Ferguson to Pendleton)(s/bFY21)	650,000	-	650,000				650,000
TOTAL PUBLIC WORKS	739,800	9,800	730,000	-	-	-	739,800
WATER:							
WTP - replace 2006 F150 pickup with Explorer	41,000			41,000			41,000
WTP - sludge removal system	400,000			400,000			400,000
WTP - streaming current monitor	12,000	12,000					12,000
WTP - Re-certify and install finish water pump	11,000	11,000					11,000
WTP - Replace pressure reduction system on chemical feedwater	9,900	9,900					9,900
WTP - replace raw water pump (2 of 2)			65,000				65,000
WTP - lagoon clean out & repair			135,000				135,000
WTP - washwater control valve ($21,000 to repair)			60,000				60,000
WTP - small tractor			22,000				22,000
WTP - rebuild filters				65,000			65,000
WTP - Rehab and line back lagoon to serve as sewer pump station				250,000			250,000
WTP - clean out Clearwell					20,000		20,000
WTP - replace filter influent valve (would like for FY 21)	36,000		36,000				36,000
WTP - replace filter influent valve			26,000				26,000
TOTAL WATER	509,900	32,900	344,000	756,000	20,000	-	1,152,900
SEWER:							
Sewer - replace #1 main pump station pump	50,000	50,000					50,000
Sewer - replace #2 main pump station pump	50,000	50,000					50,000
Sewer/PW - Manhole Refurbishing	50,000		50,000				50,000
Sewer/PW - replace 1995 Ford tandem dump truck (1/2 fm g/f)	77,500	77,500					77,500
Sewer/PW - replace 1999 Ford tractor & equipment (1/2 fm g/f)	26,500	26,500					26,500
WWTP - rebuild belt filter press	50,000	50,000					50,000
WWTP - rebuild wipers & replace bulbs on UV Channel #1	10,000	10,000					10,000
WWTP - rebuild/replace plant PLC's and SCADA Server			100,000				100,000
WWTP - resurface clarifier outer rings			80,000				80,000
WWTP - replace UV Channel #2				300,000			300,000
WWTP - rebuild / replace 8 faulk gear drives				160,000			160,000
WWTP - replace climbing screen at WWTP				100,000			100,000
WWTP - replace 2 grit chambers at WWTP					100,000		100,000
WWTP - replace grit classifier at WWTP					100,000		100,000
TOTAL SEWER	314,000	264,000	230,000	560,000	200,000	-	1,254,000
TOTAL UTILITY FUND PROJECTS	1,563,700	306,700	1,304,000	1,316,000	220,000	-	3,146,700
TOTAL GENERAL AND UTILITY FUND PROJECTS	2,912,500	576,700	3,000,500	2,641,000	1,280,000	648,000	8,146,200
FY 21 - FY 25 proposed							8,146,200

TOWN OF ROCKY MOUNT
5 YEAR CAPITAL IMPROVEMENT PLAN
FY 21 - 25

Department/Project / Purchase:	FY 21 By Depts.	FY 21 Proposed	FY 22 Proposed	FY 23 Proposed	FY 24 Proposed	FY 25 Proposed	5 YEAR TOTAL
Pub Works - replace 1999 Ford tractor & equipment (1/2 fm swr)	26,500	26,500					26,500
Pub Works - replace 2008 JD 5303 Tractor						53,000	53,000
Pub Works - asphalt hot box & infered	44,000	44,000					44,000
Pub Works - asphalt roller	32,000	32,000					32,000
Pub Works - replace riding lawn mowers	25,000	25,000					25,000
Pub Works - replace 2015 leaf machine						145,000	145,000
Pub Works - replace 1996 Sullair Compressor						50,000	50,000
Pub Works - gator 4 x 4	19,000		19,000				19,000
TOTAL PUBLIC WORKS	609,000	205,000	799,000	685,000	390,000	248,000	2,327,000
BUILDINGS AND GROUNDS:							
Municipal Bldg - replace fascia & guttering (choice #1)	75,000						-
Municipal Bldg - gutter replacement only (choice #2)			-				-
Municipal Bldg - replace HVAC	65,000						-
Floyd Ave Fire Station - remove radio towers from roof	15,000						-
Harvester - replace seating	22,500		22,500				22,500
PW Bldg - add 2 stalls on pole shed	35,000		35,000				35,000
Pub Works & ES Bldg - replace fuel pumps	7,300						-
Pub Works - fuel canopy and lights	-		50,000				50,000
ES Bldg - fuel canopy and lights	-		50,000				50,000
Parks - replace Mary Elizabeth Park bathroom	60,000		60,000				60,000
Parks - lights for tennis courts	5,000	5,000					5,000
Parks - replace tables, trash cans, grills	15,000	15,000					15,000
Parks - Celeste development phase 3 of 5 ($5,245 donations)	5,000		5,000				5,000
Parks - new trail development (may get grant funding)	50,000		50,000				50,000
Farmers Market - LED sign (at clock tower)	-		40,000				40,000
Streets - wayfinding signage Stage II	-		95,000				95,000
TOTAL BUILDINGS AND GROUNDS	354,800	20,000	407,500	-	-	-	427,500
ECONOMIC DEVELOPMENT:							
Economic Development Authority contribution	200,000		200,000				200,000
WPPD - 220/40 realignment (Town cost)				80,000	80,000		160,000
Natural Gas Extension to Industrial Park						300,000	300,000
TOTAL ECONOMIC DEVELOPMENT	200,000	-	200,000	80,000	80,000	300,000	660,000
TOTAL GENERAL FUND PROJECTS	1,348,800	270,000	1,696,500	1,325,000	1,060,000	648,000	4,999,500

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TOWN COUNCIL
STEVEN C. ANGLE, *MAYOR*
BILLIE W. STOCKTON, *VICE MAYOR*

BOBBY M. CUNDIFF
BOBBY L. MOYER
MARK H. NEWBILL
JON W. SNEAD
GREGORY B. WALKER

JESSICA H. HECKMAN
Planning & Zoning Administrator
& Town Planner

STAFF REPORT	
PETITIONER:	**Carolyn Johnson**
REQUEST:	Special Exception/Use Permit in the R2(Residential District) to allow a manufactured home on a permanent foundation
LOCATION:	Pendleton Street, Rocky Mount, VA
HEARING DATE:	Planning Commission, April 7, 2020 Town Council, April 13, 2020
TAX PARCEL:	2040043301

EXECUTIVE SUMMARY:

Carolyn Johnson has applied for a special use permit in order to place a manufactured home on property located on Pendleton Avenue, which is zoned as R2-Residential. Town code currently allows manufactured homes on Residential Agricultural zoned properties only.

If approved, the applicant will place a manufactured home on their property on a permanent foundation. This application has been advertised in the Franklin News-Post as required by law, and the public hearing notice sign been posted on the site.

I. APPLICABLE REGULATIONS:

DEFINITIONS

RESIDENTIAL DISTRICT-R2, *Statement of Intent*

This district is composed of certain medium density residential uses where housing densities may range from three to eight units per acre. This district also contains certain open areas where similar development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage, insofar as is compatible with the intensity of land use, a suitable environment for family life composed of an adult population with children. To this end, this district is protected against encroachment of general commercial or industrial uses.

Manufactured home: *A structure subject to federal regulation and which is transportable in one or more sections; is eight body feet or more in width and 40 body feet or more in length in the traveling mode, or is 320 or more square feet when erected on site; is built on a permanent chassis; is designed to be used as a single-family dwelling, with or without a permanent foundation, when connected to the required utilities; and includes the plumbing, heating, air conditioning, and electrical systems contained in the structure.*

II. EXISTING CONDITIONS:

The subject property is currently vacant and is approximately 0.523 acres.

III. PROPOSED CONDITIONS:

If approved, the applicant has a pending boundary line adjustment that will add .209 acres, making the lot approximately 0.732 acres. The boundary line adjustment indicates the proposed location of the home will meet all setback requirements. The survey indicates the home will be placed toward the rear of the lot, approximately 153 feet from the street. The manufactured home proposed is approximately 76' x 28', is built to HUD code, and will be placed on a permanent foundation and as such will be taxed as real property. (See Attachment A)

Current town code requires single family dwellings to be built on a permanent foundation and to Building Officials Code Administrators International (BOCA) or the Virginia Uniform Statewide Building Code (USBC). Based on that requirement, if a manufactured home is built to BOCA or the USBC, it would be a modular home and considered a single family dwelling and is a use by right in residentially zoned districts. In this case, the manufactured home was built using HUD standards, and by definition is considered a manufactured home and not allowed in this district. Attached to this report is a chart by a manufactured home builder listing differences between a manufactured home built to BOCA versus a manufactured home built to HUD. (Attachment B) Also attached is an article, by the Manufactured Housing Institute that provides a lot of insight on manufactured housing today. (Attachment C)

V. STAFF ANALYSIS

Staff has reviewed the five reasonable grounds to deny a special use permit and has determined the following:

1. Will the proposed use have adverse impacts on the character of the neighborhood?
   No, staff has reviewed property values, and neighboring homes, and can find no negative impact from the use.

2. Would the proposed use have adverse impacts on the abutting property?

   No, staff found no possible negative impacts to abutting properties

3. Would the proposed use have adverse impacts on roads?

   No, as a residential use there are no impacts expected from this use.

4. Is the use consistent with the Comprehensive plan?

   The Comprehensive plan does not specifically address manufactured housing, however it does encourage affordable housing options

5. Did the applicant meet all of the requirements for obtaining a special use permit?

   Yes, the applicant met requirements for obtaining a special use permit

Staff understands the need for affordable housing options for citizens, but also understands adhering to certain standards to insure property values, neighborhood character, etc. Staff has reviewed potential impacts, values, and neighboring properties and was unable to determine any obvious negative impacts. While this use is not considered in this district, it does meet an affordable housing need and does create additonal property taxes for an otherwise vacant lot in this neighborhood.

POSSIBLE MOTIONS:

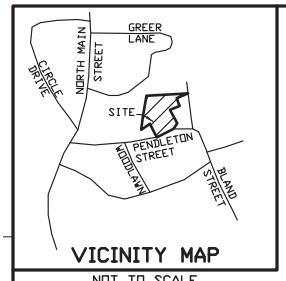
Approval: I move to approve the special use request for Tax Map Parcel 204043301 (on the following grounds, if needed):_____

ONLY IF APPLICABLE:
Approval, with Imposed Conditions: I move to approve the special exception request for Tax Map Parcel 2040043301 **with the following conditions**:_____
_____

Denial: I move to deny the special exception request for Tax Map Parcel 2040043301 (on the following grounds, if needed):_____

PREPARED BY: **Jessica H. Heckman**
HEARING DATES: **Planning Commission, April 7, 2020**
Town Council, April 13, 2020

Attachment A



VICINITY MAP

NOT TO SCALE

LEGEND

These standard symbols will be found in the drawing.

- WOVEN WIRE FENCE
- CALCULATED POINT
- ROD SET UNLESS OTHERWISE NOTED
- ELECTRIC POLE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
2. ALL "ROD SET" ARE 5/8" REBAR.
3. SEE TOWN OF ROCKY MOUNT ZONING/SUBDIVISION ORDINANCE FOR MINIMUM BUILDING LINES.
4. THE SUBJECT PROPERTY IS NOT WITHIN A F.E.M.A. DEFINED FLOOD HAZARD ZONE AS SCALED FROM COMMUNITY PANEL NO. 51067C0195C, DATED 12/16/2008.
5. CURRENT OWNER: OAKLEY D. ADKINS
6. LEGAL REF.: DB 332, PG 447. DB 377, PG 593. DB 377, PG 595 (PLAT).
7. THERE WAS NO EVIDENCE OF ANY CEMETERY BEING LOCATED ON THE SUBJECT PROPERTY OBSERVED WHILE CONDUCTING THIS SURVEY.
8. PRIOR TO THE IMPROVEMENT OF ANY LOT IN THE TOWN THE PLANNING DEPARTMENT SHALL BE CONTACTED CONCERNING, BUT NOT LIMITED TO, THE CURRENT ZONING, BUILDING SETBACK REQUIREMENTS, WATER OR SEWER SYSTEMS, HEALTH DEPARTMENT REQUIREMENTS, EROSION AND SEDIMENT CONTROL REQUIREMENT, AND PRIVATE STREETS.

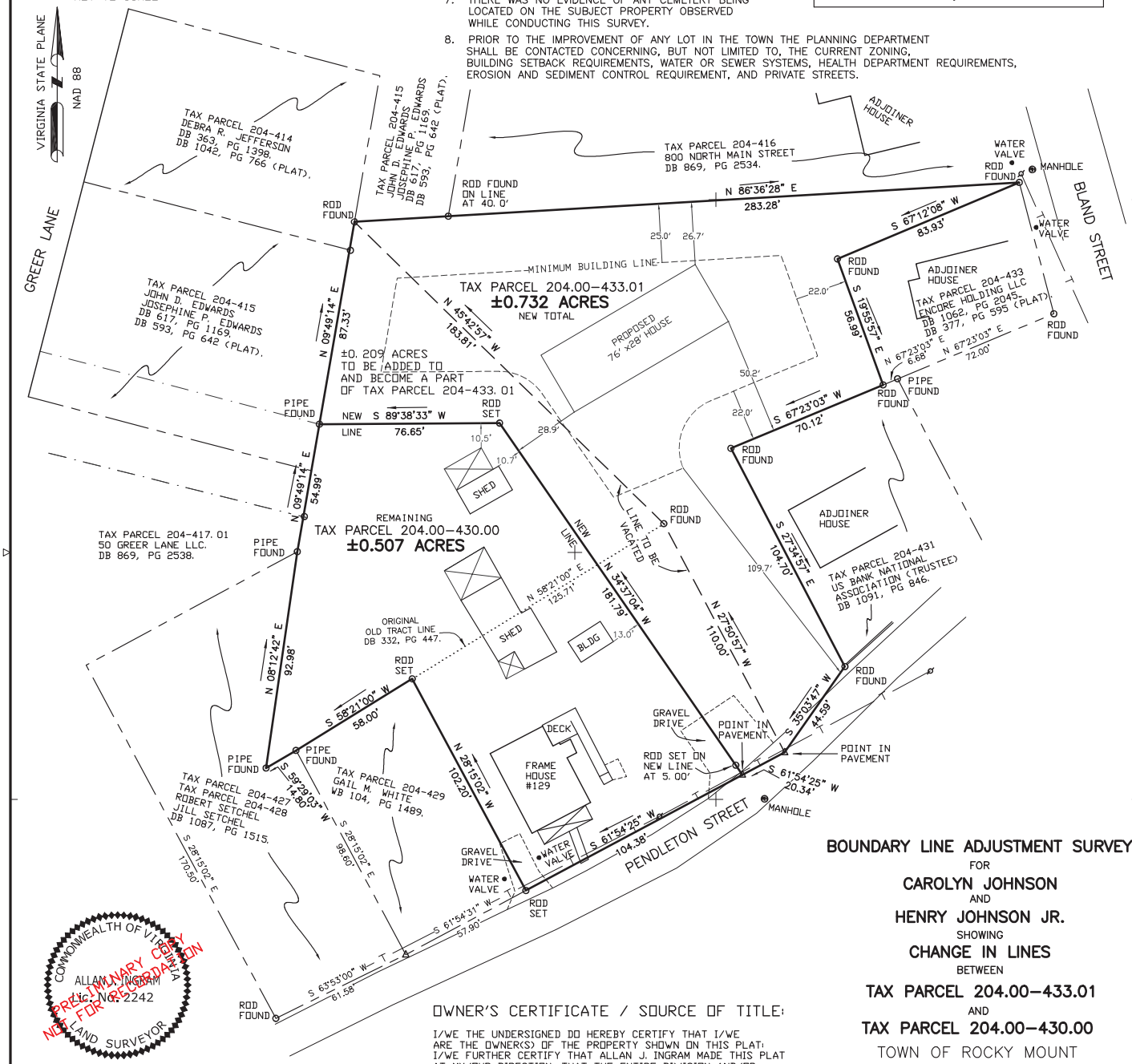
APPROVAL BLOCK

UNDERSTANDING THAT THE TOWN DOES NOT APPROVE OR ENFORCE RESTRICTIVE COVENANTS; THE SUBDIVISION OF PROPERTY AS SHOWN HEREON IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Date _____ Highway Engineer

Date _____ Health Official

Date _____ Agent, Town of Rocky Mount



COMMONWEALTH OF VIRGINIA
ALLAN J. INGRAM
Lic. No. 2242
LAND SURVEYOR
PRELIMINARY COPY
NOT FOR RECORDATION

BOUNDARY LINE ADJUSTMENT SURVEY

FOR

CAROLYN JOHNSON

AND

HENRY JOHNSON JR.

SHOWING

CHANGE IN LINES

BETWEEN

TAX PARCEL 204.00-433.01

AND

TAX PARCEL 204.00-430.00

TOWN OF ROCKY MOUNT
FRANKLIN COUNTY, VIRGINIA.
SURVEYED JANUARY 6, 2020.

0' 30' 60' 90'

OWNER'S CERTIFICATE / SOURCE OF TITLE:

I/WE THE UNDERSIGNED DO HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAT; I/WE FURTHER CERTIFY THAT ALLAN J. INGRAM MADE THIS PLAT AT MY/OUR DIRECTION, THAT THE ENTIRE DIVISION AND/OR VACATION OF LINES IS WITHIN LAND CONVEYED TO ME/US IN DB 332, PG 447, AND DB 377, PG 593, AND IS WITH MY/OUR FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

OWNER:_____
OAKLEY D. ADKINS

STATE OF _____.

COUNTY OF _____.

THE FOREGOING INSTRUMENTS WERE ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME AND THAT THE MONUMENTS SHOWN ON THIS PLAT HAVE BEEN PLACED AND THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN. THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS, AND LANDSCAPE ARCHITECTS.

PRELIMINARY COPY
NOT FOR RECORDATION

_____

ALLAN J. INGRAM, L.S. #2242

INGRAM LAND SERVICES INC.		
DRAWN DJI	DATE 01/07/20	2020 HENRY ROAD FERRUM, VA 24088
APPROVED AJI	DATE 01/08/20	PHONE: 540-365-2222
SCALE 1"= 30'	SHEET 1 OF 1	PROJECT NO. 20001

Attachment B

April 1, 2020

BOCA vs HUD - What is the difference?

Birchwood Homes sells both BOCA (Modular) Code and HUD (Sectional) Code housing.

Here are the basic differences.....

Modular Home: A factory built house that is certified to meet or exceed state and local building codes and is built to the specifications put fourth by the Building Officials and Code Administrators (BOCA). Modular homes do not have titles and tax is paid by the manufacturer and added to the selling price of the home.

Manufactured Home: A factory built house built to meet or exceed the National Housing and Urban Development code that came into effect June 15 1976. HUD code homes are titled and sales tax must be added to the selling price of the home. HUD code homes are generally less expensive than BOCA code homes because HUD homes are built with an integrated floor system so carriers need not be shipped back to the factory.

BOCA CODE	HUD CODE
Carrier frames are returned to factory	Steel I beams remain as permanent part of floor system
2” X 8”, 2” X 10” or "silent truss" floor joists aretransported on carriers that are returned to the factory	2” X 6” or 2” X 8” floor joists are secured on permanent Steel I beams
2" X 4" interior walls	2" X 3" interior walls except center wall which is 2" X 6"
OSB tongue and groove floor decking	Nova floor decking
Attic access with pull chain light	No attic access
5/12 roof pitch standard (7, 9 & 12/12 optional)	3/12 roof pitch standard (4/12 & 5/12 optional)
Floor insulation is optional	R-11 to R-19 floor insulation is standard
200 AMP electric service standard	100 AMP electric service (200 AMP optional)
Receptacle boxes nailed to studs	Receptacle boxes often clipped to drywall
Plumbing lines stubbed through floor	Plumbing lines usually have one connection
Water shut-offs on all fixtures	Water shut-offs usually optional
Water heater usually not included	Water heater always included on main floor
Furnace usually not included	Furnace always included on main floor
Cold air returns ducted to furnace	Cold air returned to furnace through house
½” drywall throughout	Finished panel standard, ½” drywall optional
3” plumbing vents 12” from roof	1 ½” plumbing vent pipes
Kitchen Kompact brand cabinets are standard, Quality brand maple cabinets are optional	Oak cabinets built in the factory are standard
Low E Kimrow vinyl windows are standard, Pella windows are optional	Low E Kimrow vinyl windows are standard
Appliances typically optional	Appliances always included
Window treatments typically optional	Window treatments included
State modular seal means house must be located on private property where it is assessed as real property and taxed accordingly	HUD seal allows placement on private property or in a manufactured home community where a site fee is paid in lieu of property taxes

Boca or Modular, you can see them all at the BirchwoodHomes model center, conveniently located at:

4269 Dove Street (1/2 mile east of I-94)
Port Huron, Michigan 48060 810-364-7799

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Attachment C

Manufactured Housing Institute

Understanding Today's Manufactured Housing

The need for quality, affordable housing has never been greater. Today's manufactured homes can deliver outstanding quality and performance at prices that are up to 50 percent less per square foot than conventional site-built homes. These savings allow more and more Americans to own their own home, even in the face of an ever-widening housing affordability gap.

The affordability of manufactured housing is due to the efficiencies of the factory-building process. Manufactured homes are constructed with standard building materials, and are built almost entirely off-site in a factory. The controlled construction environment and assembly line techniques remove many of the problems encountered during traditional home construction, such as weather, theft, vandalism, damage to building products and materials, and unskilled labor. Factory employees are trained and managed more effectively and efficiently than the system of contracted labor employed by the site-built home construction industry.

Much like other assembly line operations, manufactured homes benefit from the economies of scale resulting from purchasing large quantities of materials, products and appliances. Manufactured home builders can negotiate substantial savings on many components used in building a home, with these savings passed on directly to the homebuyer.

Today's manufactured homes have experienced an evolution in the types and quality of homes available to buyers. Technological advances allow manufactured home builders to offer a variety of architectural styles and exterior finishes that will suit most any buyer's dreams while allowing the home to blend in seamlessly into most any neighborhood. Two-story and single-family attached homes are but two of the new styles being generated by factory-built innovation.

At the same time, greater flexibility in the construction process allows for customization of each home to meet a buyer's lifestyle and needs. Interior features include vaulted ceilings, working fireplaces, state-of-the-art kitchens and baths, and porches, giving the homebuyer all the features found in traditional, site-built homes. Enhanced energy efficiency in manufactured homes, achieved with upgraded levels of insulation and more efficient heating and cooling systems, provide another source of savings for homeowners, especially in this era of rising energy costs. Smart buyers also are turning to EnergyStar-labeled manufactured homes for substantial savings in many aspects of owning and operating home.

Technological advances, evolutionary designs, and a focus on delivering quality homes that families can afford are the driving forces within the manufactured housing industry. That's why more people are turning to manufactured housing to deliver homes that fit their needs and wants, at prices they can afford.

Cost & Size Comparisons of New Manufactured & New Single-Family Site-Built Homes

New Manufactured Homes *(Includes typical installation cost, excludes land cost)*

Year	2012	2013	2014	2015	2016
All Homes					
Average Sales Price	$62,200	$64,000	$65,300	$68,000	$70,600
Average Square Footage	1,480	1,470	1,438	1,430	1,446
Cost Per Square Foot	$42.02	$43.54	$45.41	$47.55	$48.82
Single-Section					
Average Sales	$41,100	$42,200	$45,000	$45,600	$46,700
Average Square Footage	1,100	1,100	1,115	1,092	1,075
Cost Per Square Foot	$37.36	$38.36	$40.36	$41.76	$43.44
Multi-section					
Average Sales Price	$75,700	$78,600	$82,000	$86,700	$89,500
Average Square Footage	1,725	1,720	1,710	1,713	1,746
Cost Per Square Foot	$43.88	$45.70	$47.95	$50.61	$51.26

New Single-Family Site-Built Homes Sold *(House and the land sold as a package)*

Average Sales Price	$292,200	$324,500	$345,800	$360,600	$372,500
Less Land Price	- 69,115	- 75,071	- 84,628	- 84,316	-85,686
Price of Structure	$223,085	$249,429	$261,1729	$276,284	$286,814
Average Square Footage	2,585	2,662	2,690	2,745	2,676
Cost Per Square Foot	$86.30	$93.70	$97.10	$100.65	$107.18

Source: U.S. Census Bureau (Note – Data from 2013 and prior are not comparable to 2014 and beyond)

FACTORY-BUILT HOUSING

Many types of structures are built in the factory and designed for long-term residential use. In the case of manufactured and modular homes, units are built in a factory, transported to the site and installed. In panelized and pre-cut homes, essentially flat subassemblies (factory-built panels or factory-cut building materials) are transported to the site and assembled. The different types of factory-built housing can be summarized as follows:

Manufactured Homes: These are homes built entirely in the factory, transported to the site, and installed under a federal building code administered by the U.S. Department of Housing and Urban Development (HUD). The Federal Manufactured Home Construction and Safety Standards (commonly known as the HUD Code) went into effect June 15, 1976. The federal standards regulate manufactured housing design and construction, strength and durability, transportability, fire resistance, energy efficiency and quality. The HUD Code also sets performance standards for the heating, plumbing, air conditioning, thermal and electrical systems.

It is the only federally-regulated national building code. On-site additions, such as garages, decks and porches, often add to the attractiveness of manufactured homes and must be built to local, state or regional building codes.

Modular Homes: These factory-built homes are built to the state or regional code where the home will be located. Modules are transported to the site and installed.

Panelized Homes: These are factory-built homes in which panels—a whole wall with windows, doors, wiring and outside siding—are transported to the site and assembled. The homes must meet state or local building codes where they are sited.

Pre-Cut Homes: This is the name for factory-built housing in which building materials are factory-cut to design specifications, transported to the site and assembled. Pre-cut homes include kit, log and dome homes. These homes must meet local, state or regional building codes.

Mobile Homes: This is the term used for manufactured homes produced prior to June 15, 1976, when the HUD Code went into effect. By 1970, these homes were built to voluntary industry standards that were eventually enforced by 45 of the 48 contiguous states.

THE HUD CODE

Just as site-built homes are constructed according to a specific building code to ensure proper design and safety, today's manufactured homes are constructed in accordance with the HUD Code. The United States Congress laid the foundation for the HUD Code in the National Manufactured Housing Construction and Safety Standards Act of 1974, which was enacted because of three inter-related reasons:

The interstate shipment of homes from the plant to the retailer to the home site meant that the manufacturer—prior to the advent of the HUD Code—ordinarily did not know in advance which code would apply; States were not able to effectively and uniformly regulate manufactured home construction and safety issues; and Congress wished to preserve access to affordable housing for middle and lower income families.

In its legislation, Congress directed the Secretary of the U.S. Department of Housing and Urban Development (HUD) to establish appropriate manufactured home construction and safety standards that "...meet the highest standards of protection, taking into account existing state and local laws relating to manufactured home safety and construction." Every manufactured home is built in a factory, under controlled conditions, and has a special

label affixed on the exterior of the home indicating that the home has been designed, constructed, tested and inspected to comply with the stringent federal standards set forth in the code. No manufactured home may be shipped from the factory unless it complies with the HUD Code and is released for shipment by an independent third-party inspector certified by HUD.

The HUD Code is unique since it is specifically designed for compatibility with the factory production process. Performance standards for heating, plumbing, air conditioning, thermal and electrical systems are set in the code. In addition, performance requirements are established for structural design, construction, fire safety, energy efficiency, and transportation from the factory to the customer's home site. Manufactured homes are constructed with virtually the same materials used in site-built homes. However, in contrast to traditional site-building techniques, manufactured homes have the advantage of using engineered design applications and the most cost-efficient assembly-line techniques to produce a quality home at a much lower cost per square foot. To ensure quality, the design and construction of the home is monitored by both HUD and its monitoring contractor. The familiar red seal (the certification label) attached to the exterior of a manufactured home indicates that it has undergone and passed perhaps the most thorough inspection process in the home building industry.

Is the HUD Code less stringent than state or local building codes?

Although the HUD Code is more performance-based while model codes, such as the International Residential Code (used by many state and local jurisdictions to regulate site-built housing) tend to be more prescriptive, independent analyses and comparisons of the HUD and IRC generally come to the conclusion that they are comparable in nature. A 1997 comparison study of the HUD and CABO Codes (predecessor to the IRC) by the University of Illinois Architecture-Building Research Council stated:

"There are many similarities in these codes, along with minor differences of slight consequence and some differences of notable consequence. On balance, the codes are comparable."[1]

While some areas of the CABO Code are deemed "more restrictive" than the HUD Code in the University of Illinois study, there are also areas where the HUD Code is deemed more restrictive than the CABO Code, such as in ventilation, flame spread, structural loads, window construction, vapor retarders and service wiring.

While some believe the HUD Code is solely responsible for the affordable nature of manufactured housing, the National Association of Home Builders Research Center, in a report prepared for HUD, concluded that:
…the net cumulative effect of the differences between the two codes is more likely on the order of hundreds of dollars, rather than thousands of dollars per unit.[2]

[1] *Jeffrey Gordon and William B. Rose, Code Comparison Summary, University of Illinois at Urbana—Champaign School of Architecture, published by the Manufactured Housing Institute, December 1997*
[2] *NAHB Research Center, Factory and Site-Built Housing: A Comparative Analysis, U.S. Department of Housing & Urban development, Office of Policy Development and Research, October 1998*

A recent study by Dr. K. R. Grosskopf of the University of Florida found that not one manufactured home built and installed after 1994 Code changes was destroyed or seriously damaged by four hurricanes that struck Florida in 2004.

In fact, it could be argued that the HUD Code, is more restrictive than most site built codes, because of its robust, uniform federal compliance program, which ensures that every home built meets the prescribed code.

THE "AFFORDABILITY" FACTOR

The affordability of manufactured housing is mainly attributable to the efficiencies of the factory process. The controlled environment and assembly-line techniques remove many of the problems of the site-built sector, such as poor weather, theft, vandalism and damage to building products and materials stored on site. Also, factory employees are trained, scheduled and managed by one employer, as opposed to the system of contracted labor in the site-built sector.

Manufactured home producers also benefit from the economies of scale which result from being able to purchase large quantities of building materials and products. As a result they are able to negotiate the lowest possible price for items that are invariably more expensive in a site-built house.

According to a 2002 report released by the Millennial Housing Commission, manufactured housing remains one of the largest sources of non-subsidized housing in the nation. The report also cites that manufactured housing accounted for almost 72% of the growth in the nation's affordable housing stock in the 1990s. It is imperative that manufactured housing remain affordable to those that need it most.

According to the 2002 Apgar Report, "An Examination of Manufactured Housing as a Community- and Asset-Building Strategy," over the past decade and a half, manufactured housing has emerged as an important affordable housing option. Among households with very-low incomes (less than 50% of AMI) 23 percent of homeownership growth between 1993 and 1999 came from manufactured housing.

THE INSPECTION SYSTEM FOR MANUFACTURED HOMES

It can generally be acknowledged that a building code is only as good as the enforcement system that accompanies it. The manufactured home enforcement program required by the U.S. Department of Housing and Urban Development (HUD) is a thorough and efficient system designed specifically for the factory production environment. Because the factory pace differs from that of the construction site, the manufactured home enforcement system is necessarily different, too. However, the goal in both cases is the same—to ensure the highest degree of safety in the design and construction of the home. The HUD enforcement system relies on a cooperative federal/state program to ensure compliance with the Federal Manufactured Home Construction and Safety Standards (the HUD Code). The Department of Housing and Urban Development enforces the HUD Code through its monitoring contractor. Uniformity and consistency can be maintained better in the HUD enforcement system because of two key factors. First, the inspections take place in the factory and follow behind the manufacturer's own in-plant inspection and quality assurance teams. This allows for more thoroughness, since time is spent inspecting homes rather than traveling to inspection sites. Efficiency is increased because travel time is limited and necessary paperwork is minimized. Second, consistency is maintained because the home is inspected by a third party during the construction process. The enforcement procedure is much less susceptible to individual interpretations, as would be the case with on-site inspections in every jurisdiction across the country.

Inspection Starts Before Production Starts

The HUD enforcement system begins with oversight by the Design Approval Primary Inspection Agency (DAPIA). The DAPIA (a third-party inspection agency) must: approve the engineering design of the home; approve the manufacturer's quality assurance manual for its plant; and coordinate with the other third-party inspection agency, known as the IPIA. The Production Inspection Primary Inspection Agency (IPIA) has the responsibility to make sure the production facility programs and procedures are in accordance with the DAPIA approved quality assurance manual; and, it conducts inspections of homes produced in the factory to assure conformance with the approved design. Three interesting notes: 1) every home is inspected during at least one stage of production; 2) in the course of each plant visit, the IPIA makes a complete inspection of every phase of production and every visible part of each home in production; and 3) when a new plant is opened by the manufacturer, the first home built according to approved plans is inspected 100 percent— every step in the building process undergoes close scrutiny by the inspection agency. Along with this, the audit inspection teams of HUD's monitoring contractors conduct representative inspections as a check on the performance of the third-party inspection agents and the manufacturer.

Keep in mind that all this is in addition to the inspections carried out by the manufacturer's own foremen and its quality assurance inspectors.

Certification Assures the Homebuyer

Before leaving the factory, each home must have a numbered certification label affixed to the exterior of each section of the home. This label certifies to the homebuyer that the home has been inspected in accordance with the HUD enforcement procedures and that it complies with the HUD building code. Only when all inspection parties are satisfied that the home complies with the code will the certification label be affixed to the home. A consumer seeing the home for the first time will have the assurance that the home has been thoroughly tested and inspected from the design stage through final construction and found to be built according to the approved design.

DESIGN INNOVATIONS IN MANUFACTURED HOUSING

In the last several years, the manufactured housing industry has seen rapid growth in the aesthetic variety of manufactured housing, helping the homes appeal to a broader market than ever before. The addition of new plants and the introduction of new transportation technologies have enabled factories to increase interior ceiling height up to nine feet on many homes. Also, "hinged roof" systems allow designers to produce homes with roof pitches of up to 12:12, so that manufactured homes can blend seamlessly into existing neighborhoods. The single most important advancement in the industry over the last seven years has been the development of two-story models. Until recently, engineering and materials technology, the physical constraints of many factories, and transportation issues made the possibility of multi-story manufactured homes seem like a pipe dream. However, the development of
innovative chassis and transportation systems have enabled manufacturers and developers to work together to produce attractive and affordable two-story units. While multi-story models are still a small percentage of the overall manufactured housing market, the tremendous consumer interest in the concept will translate into more and more manufacturers adding them to their housing lineup.

WHY ARE BUILDER-DEVELOPERS USING MANUFACTURED HOMES?

Successful builder-developers have discovered that manufactured housing can help them:

• *Effectively expand their current market*

With a minimum of time, labor and cost, builders can add substantially to their annual production by using manufactured homes.

• *Provide a high-quality product at a lower cost than site-built housing*

Factory building maximizes efficiencies and takes advantage of economies of scale to produce a comparable product at significantly less cost.

• *Meet pent-up consumer demand for entry-level, single-family detached housing*

Rising costs have made it difficult to build for the entry-level home buyer. Manufactured housing makes it possible for the builder-developer to meet the needs of this growing market.

• *Produce housing using significantly less on-site labor*

The factory essentially functions as one huge subcontractor on the structure of the house itself. This makes the builder-developer less vulnerable to the problems of a shrinking construction labor pool.

• *Secure long-term income*

Land-lease communities in particular offer an attractive long-term stream of income that builders can depend on—something almost unheard of in single-family residential development.

• *Utilize property that might otherwise be financially or technically difficult to develop*

Manufactured homes can help builder-developers build new homes in cost-sensitive markets, take advantage of difficult or environmentally sensitive home sites, and make the most of lots in areas where security is a concern. Many builders also like the ability to additionally customize the house on site by adding such features as garages, porches and decks.

MANUFACTURED HOUSING REVITALIZES URBAN AREAS

In an effort to address housing affordability in urban and suburban areas, the Manufactured Housing Institute (MHI) announced a project to bring manufactured homes to five major urban areas. Working in conjunction with Susan Maxman & Partners, a nationally recognized architectural firm, the project focused on Wilkinsburg, Pennsylvania; Washington, D.C.; Louisville, Kentucky; Birmingham, Alabama; and Milwaukee, Wisconsin.

The project was intended to address the outdated assumption that manufactured homes are not appropriate for placement in major urban and suburban areas. Also, the project was designed to highlight any impediments and challenges to using manufactured homes, and help pave the way for a more extensive use of manufactured housing in future efforts.

The concept for the MHI Urban Design Project called for MHI to work closely with local government officials, neighborhood groups, and residential developers in bringing this new resource to urban areas, which are suffering from an unprecedented housing affordability crisis. Based on feedback from these neighborhood groups and local public officials, the project architects designed the homes to reflect the local character and architectural style of the surrounding neighborhood. As with any pilot project, the success of the effort varied from city to city. However, all of the lessons learned have been invaluable, and will assist others in taking advantage of manufactured homes to provide housing.

SITING AND PLACEMENT OF MANUFACTURED HOMES

According to the U.S. Census in 2015, 66 percent of manufactured homes were placed on private property, while the remaining 34 percent were sited in residential land-lease communities. The percentage of manufactured homes placed on private property has been growing over the last decade, and this trend is expected to continue as more and more residential land is zoned appropriately to allow for manufactured housing.

Rural and suburban markets have traditionally been the stronghold of the industry. While this remains true even today, manufactured homes are increasingly being used in urban areas. Two converging factors virtually ensure manufactured housing will play an ever growing role in providing housing in urban neighborhoods—the escalating cost of new housing, and the rising use of technological and design innovations in homes.

Are manufactured homes more vulnerable to fire than site-built homes?

Manufactured homes are no more prone to fire than homes built on-site. As a matter of fact, a 1986 national fire safety study by the Foremost Insurance Company showed that site-built homes are more than twice as likely to experience a fire than manufactured homes. The study showed that the number of home fires is 17 per 1,000 for site-built homes, while only eight per 1,000 for manufactured homes.[3]

A 2011 report on "Manufactured Homes Fires in the U.S.," by Dr. John R. Hall Jr., National Fire Protection Association, compared manufactured homes and other dwelling fire experiences in the mid-1990's. It found that the fire death rate in HUD Code homes built after 1976 is equivalent to other single family homes. In addition, the report found that manufactured homes have a lower incidence of fires and lower injury rates than other single family homes. According to the report, the fire experience rate was 38 to 44 percent lower than the rate for other dwellings.[4]

[3] *Foremost Insurance Group of Companies, Fire Loss Study, 1986*
[4] *Manufactured Home Fires, Dr. John R. Hall, Jr., National Fire Protection Association, October 2011*

Some fire resistance features of the HUD Code include strict standards for flame spread and smoke generation in materials, egress windows in bedrooms, smoke detectors, and at least two exterior doors, which must be remote from each other and reachable without passage through other doors that are lockable. Single-story site-built homes are required to have only one exterior door, and there is no "reachability" requirement.

Historically, a key factor in the severity of fires in manufactured homes is that there are a significantly higher percentage of manufactured homes in rural areas than in urban areas, while the percentage of site-built homes is much higher in urban/suburban areas. A fire in a home located in a rural area has a greater chance of

becoming a "total fire" because of the increased amount of time needed for fire equipment to reach the home, since it may be outside a fire-protected zone.

Studies indicate that the majority of fires in manufactured homes are related to human carelessness, disproving the assumption that the construction standards are at fault. Further complicating the situation are reports from fire safety and government experts that more than a third of fires in post-HUD Code manufactured homes occurred in homes having no functioning smoke alarm present. Yet, every HUD-code manufactured home is built with a smoke detector to protect each bedroom area.

IMPACT OF MANUFACTURED HOUSING ON PROPERTY VALUES

For years, many people have believed that having manufactured housing, either on a scattered site or in communities, near or adjacent to site-built housing would depreciate the property values of the site-built housing. There is little evidence to support this notion. In fact, all the recent studies on the subject have come to the conclusion that manufactured homes, either in communities or on individual lots, have no impact on the property values of site-built homes that are adjacent to or in close proximity to them.

One of the first studies to tackle this issue was produced in 1986 by the Joint Center for Housing Studies of the Massachusetts Institute of Technology and Harvard University. In its analysis of a New Hampshire town without zoning restrictions for manufactured housing, the authors could find no statistically significant evidence that manufactured housing had any impact on adjacent site-built homes.[5]

This conclusion was also supported by a 1993 study by the University of Michigan's College of Architecture and Planning. In its examination of the impact of three Michigan manufactured home communities on adjacent residential property values, the authors stated:

…in all the cases we reviewed, the adjacent residential property values showed substantial rates of appreciation that were similar to the appreciation of comparable non-adjacent properties. We found that neither the private market nor local public officials differentiate between adjacent and non-adjacent properties when valuation levels are established.[6]

[5] *Thomas E. Nutt-Powell, David Hoaglin and Jonathan Layzer, Residential Property Value and Manufactured Homes, Working Paper 86-1, Joint Center for Housing Studies of the Massachusetts Institute of Technology and Harvard University, 1986*

[6] *Kate Warner and Jeff Scheurer, Manufactured Housing Impacts on Adjacent Property Values, Manufactured Housing*
Research Project Report No. 4, University of Michigan College of Architecture & Urban Planning, 1993

And in 1997, the East Carolina University Department of Planning conducted the most extensive study to date on the topic. Using Geographical Information Systems (GIS) and spatial analysis, the authors analyzed the impact of both scattered manufactured housing and manufactured home communities on neighboring site-built homes in four North Carolina counties (Carteret, Henderson, Pitt and Wake). Even this extensive study came to the conclusion that the presence of manufactured home communities or individual manufactured homes had no impact on the property values of adjacent site-built residential properties.[7]

Do manufactured homes appreciate in value?

When properly sited and maintained, manufactured homes will appreciate like any other form of housing in the neighborhood. But, as with all housing, it is subject to the same market factors which affect appreciation. The factors that impact future value include:

- the housing market in which the home is located;
- the community in which the home is located;
- the initial price paid for the home;
- the age and maintenance of the home;
- the inflation rate;
- the availability and cost of community sites, which reflects the supply and demand influences on the home's value; and
- the extent of an organized resale network, where an organized network will usually result in homes selling for a higher price than in markets without such an organized network.

IMPACT OF MANUFACTURED HOUSING ON LOCAL COMMUNITY SERVICES

Some local government officials have discouraged the use of manufactured housing in their community because of the belief that the tax revenue from manufactured housing is less than site-built homes and therefore will not be enough to offset the cost of additional local government services (e.g. schools, roads, sewers, etc.). Obviously, all housing developments, whether they are site-built or manufactured, have to be evaluated on a case-by-case basis as to their impact on services, but it is unfair to characterize manufactured housing as not paying its fair share.

Where manufactured homes are titled as real property, those homeowners are assessed property taxes at the same rate as the owners of site-built homes, so they are paying their fair share. And many people also do not understand that in the case of land-lease communities, the homeowners pay taxes on the house and the community owner pays property taxes on the land. Some community owners also pay taxes to the local government on the rental income derived from the community. Also, since most streets and utilities in land-lease communities are installed and maintained by the developer, local governments are spared the cost of installation and maintenance of this infrastructure.

[7] *Guaqiang Shen and Richard Stephenson, The Impact of Manufactured Housing on Adjacent Site-Built Residential Properties in North Carolina, East Carolina University Department of Planning, 1997*

The bottom line is that manufactured housing gives many people the chance to join the ranks of homeowners for the first time and therefore increases the overall homeownership rate in the community. That translates into more tax revenue and economic vitality for local governments.

Are manufactured homes more susceptible to damage from tornadoes and hurricanes?

There is no meteorological or scientific basis to thinking that manufactured homes attract tornadoes. It is estimated that approximately 40 percent of all tornadoes have winds in excess of 112 miles-per-hour and can exceed 200 miles-per-hour in extreme cases. Current building codes and practices, for either manufactured or

site-built homes, are not designed to withstand severe tornadoes. A direct hit from a tornado will bring about severe damage or destruction of any home in its path—site-built or manufactured. When it comes to hurricanes, valuable lessons were learned from the devastation of Hurricane Andrew in 1992. With winds in excess of 140 miles-per-hour, thousands of site-built and manufactured homes suffered extensive damage. Within weeks of the storm, the manufactured housing industry endorsed appropriate improvements of the wind resistance of manufactured homes, and, in July 1994, the U.S. Department of Housing and Urban Development (HUD) issued revisions to the wind safety provision of the HUD Code. Updates were issues 2005-2007. Now, in areas prone to hurricane-force winds (known as Wind Zones II and III according to HUD's Basic Wind Zone Map), the standards for manufactured homes are equivalent to the current regional and national building codes for site-built homes in these wind zones.

During four hurricanes that struck Florida in 2004, not one manufactured home built and installed after 1994 was destroyed by hurricane force winds. The same phenomenon occurred in the Gulf Coast region during Hurricane Katrina, with newer manufactured homes performing beyond expectations.

FINANCING MANUFACTURED HOUSING

Today's buyer of both new and existing manufactured homes may choose from several different financing options. Some financial institutions offer an entire menu of lending programs. The house can be financed as personal property, on leased land, in a manufactured home community or on a privately owned site. Buyers who desire to acquire land in conjunction with the home can finance the land and home together. Properly financed, the purchase of a manufactured home should lead to equity building for the homeowner.

Manufactured homes can be financed as personal property. Even when the home and land are financed together, the home is often secured as personal property and the land as real property. A growing number of buyers are opting to put their homes on land they are purchasing or already own. Traditional manufactured home personal property lenders have created land-and-home financing programs designed to accommodate this trend.

Homebuyers may also finance their home and land together as real property using conventional mortgage financing obtained through a traditional mortgage lender. Fannie Mae and Freddie Mac, the primary secondary market sources for mortgage loans in the U.S., encourage this with their guidelines for accepting real estate mortgage loans for 20 and 30 year terms secured by manufactured homes. The federal government also guarantees homes under the Veterans Administration's (VA's) Home Loan Guarantee program and the United States Department of Agriculture's (USDA's) Rural Housing Programs. Qualified homebuyers may also obtain loans insured by the United States Department of Housing and Urban Development's (HUD's), Federal Housing Administration (FHA).

ABOUT THE MANUFACTURED HOUSING INSTITUTE (MHI)

The Manufactured Housing Institute (MHI) is a nonprofit national trade association representing all MHI is the preeminent national trade association for the manufactured and modular home businesses, representing all segments of these industries before Congress and the Federal government. From its Washington, D.C. area headquarters, MHI actively works to promote fair laws and regulation for all MHI members and the industry. For more information on MHI, visit www.manufacturedhousing.org.

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