



Florida Housing Coalition Hurricane Member Update Webinar

October 2, 2020
Sponsored by Fannie Mae

AGENDA

- Hurricane Sally Update
- The Changing Role of Factory-Built Housing

Hurricane Sally Updates

- 1652 FHFC apartments Escambia to Bay County - mild to moderate damage mostly to roofs, some flooding
- Forest Grove Apts- Pensacola- 74 of 200 units serious flooding
- To date no FEMA Individual Assistance has been approved
- Generally- need tarps, roofing repairs and muck and gut
- www.crisiscleanup.org



volunteerflorida



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The Changing Role of Factory-Built Housing

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Manufactured Housing Association

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Upcoming Training

**October 9, 2020 1:30 pm Hurricane Michael 2
Year Anniversary, Part 1**

<https://attendee.gotowebinar.com/register/890273286315905025>

4

**FHFC CRF Training 8:
Planning for Second CRF Payment
October 7, 2020 at 2:00 pm**

<https://attendee.gotowebinar.com/register/4707623215952428816>



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Technical Assistance is Available

Available Daily: 1 (800) 677-4548

Options for Further Assistance Include:

Phone and Email consultation

Site Visits

Register at www.flhousing.org for:

Workshops

Webinars



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Thank you!



Gladys Cook
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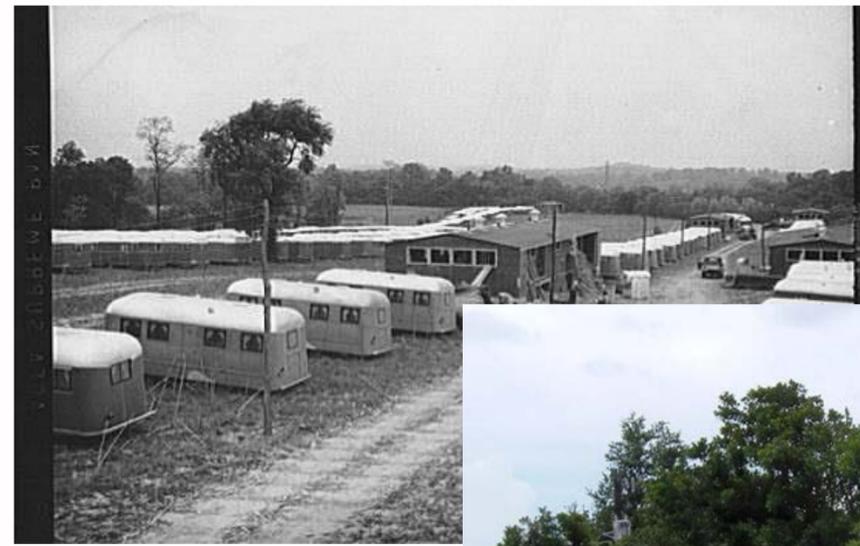
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**Florida Manufactured
Housing Association, Inc.**

Florida Housing Coalition – October 2, 2020

The Changing Role of Factory-Built Housing



Today's Manufactured Home

Double-Wide Home



That Was Then
– This is Now



Single-Wide Home



MH Advantage Home



Florida Manufactured Housing Facts



- Over 2 million people reside in approximately 830,000 mobile and manufactured homes in Florida.
- Mobile and Manufactured Homes Account for @ 11% of Florida's single-family housing stock.

Florida Manufactured Housing Facts



- In 2019, 7,819 new manufactured homes were sold in Florida. Florida's eight homebuilding plants built 3,348 of those homes.
- The average selling price was \$86,400 and the average size was 1,448 sq. ft. and average cost was \$56.65 sq. ft.
- The average new site-built home was \$299,405 (excluding land), the average size was 2,518 Sq. ft. and the average cost was \$118.91 sq. ft.
- Not surprising, 55% of all Manufactured Homeowners have an Annual Income of less than \$30,000.

The Differences between Mobile Homes, Manufactured Homes and Modular Homes

Common Factors:

- Built in an off-site location (i.e. factory).
- Mobile and Manufactured homes are built on an integrated chassis. Modular Homes may be.

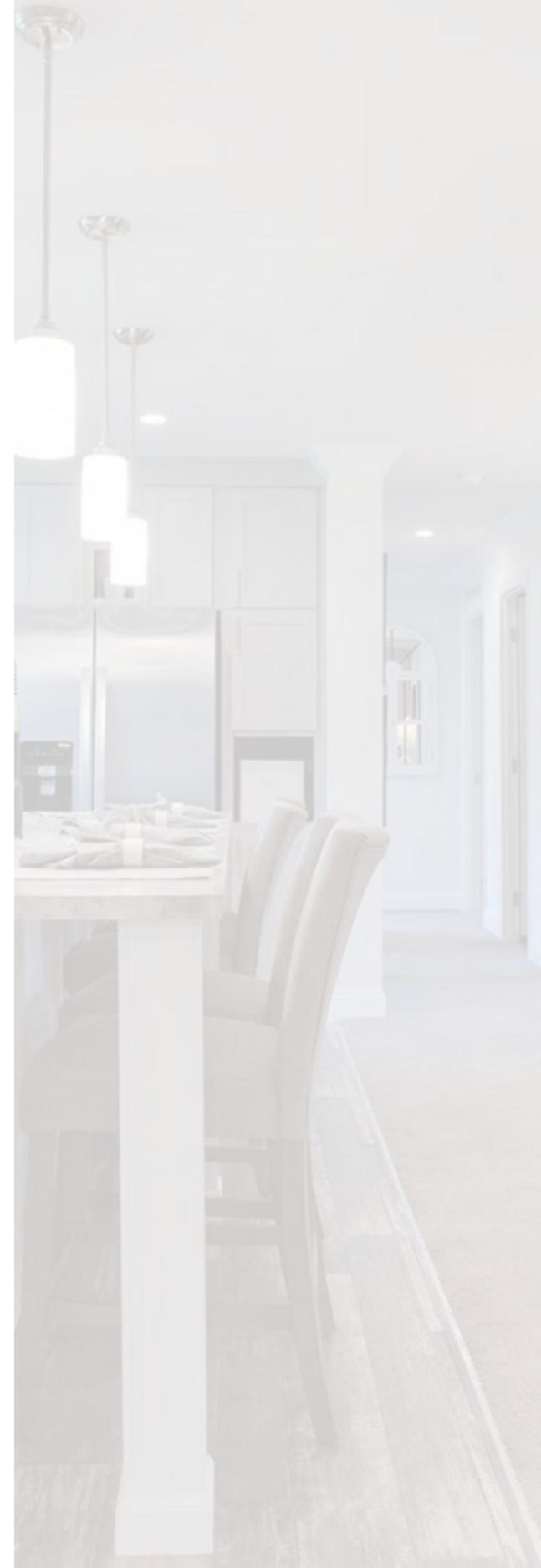




A Mobile Home is a home built in a factory prior to June 15, 1976. Mobile homes were not built to a uniform federal building standard.



A Manufactured Home is built in compliance with the Federal Manufactured Home Construction and Safety Standards (Title 24, CFR, Part 3280 and 3282. HUD has delegated responsibility for the administration and enforcement of the Federal Manufactured Housing Standards and Regulations to the State of Florida. FLHSMV is the industry's regulator, which oversees homes construction, sales, installation and repair and remodeling of mobile and manufactured homes under Chapter 320.8232 & 320.8245, F.S.

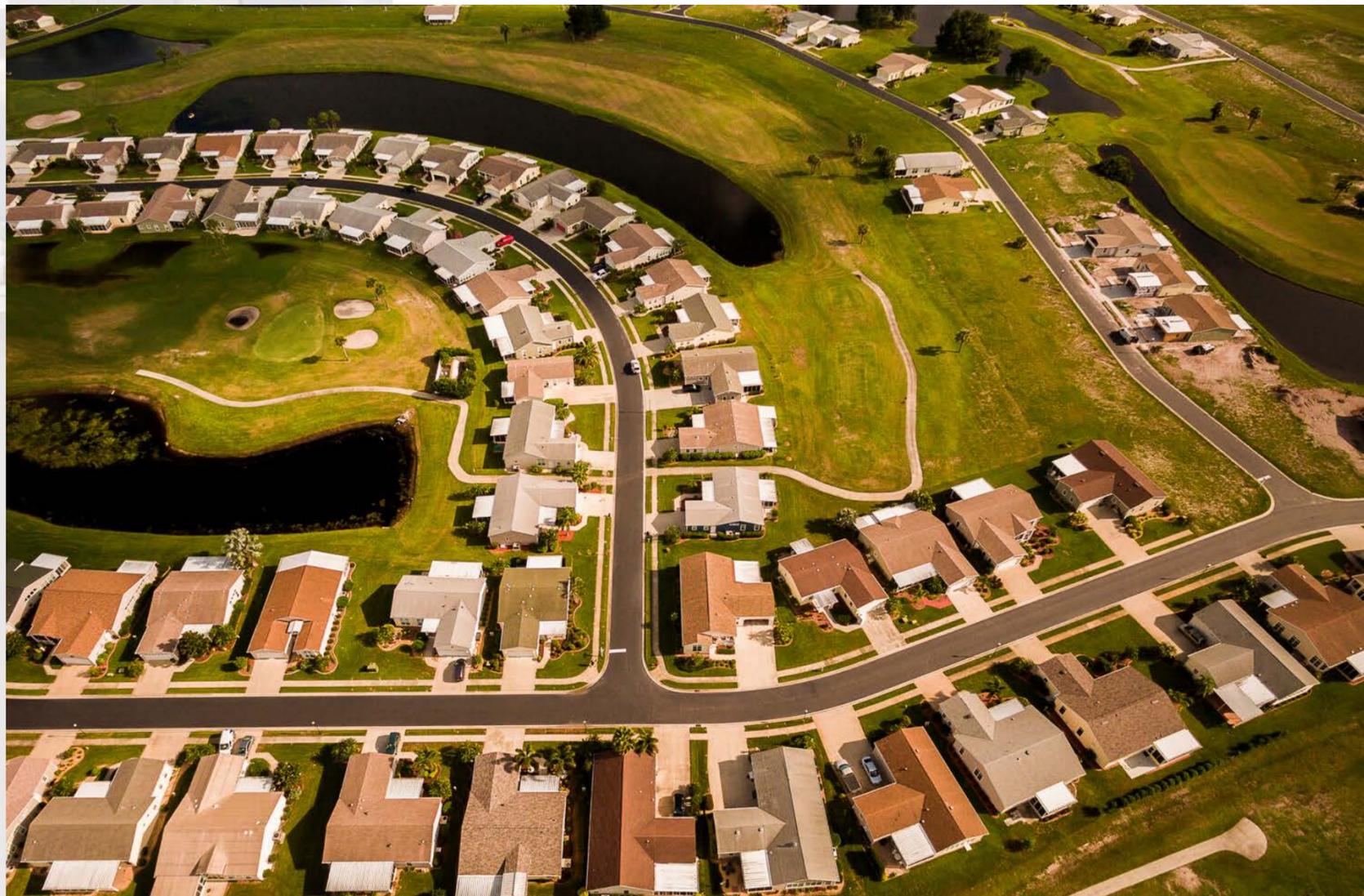


Modular Homes (Manufactured Building) (Chapter 553.35-42, F.S.)

- Built to the Florida Building Code
- Regulated by the Florida Building Commission within the Department of Business and Professional Regulation (DBPR)
- Can be built on or off an integrated chassis



Florida Manufactured Housing Facts



@25% or 205,000

Built pre-1976 (prior to the federal HUD Building Code)

@30% or 250,000

Built between 1976 and 1994

@45% or 375,000

Built since 1994

Two Different Eras of Manufactured Homes:

June 15, 1976 to July 12, 1994

- Built to the federal Manufactured Home Construction and Safety Standards.
- In 1992, Hurricane Andrew changed everything for manufactured homes and the site-built industry.
- Built to a 70-mph sustained wind, @90-mph “three second gust”

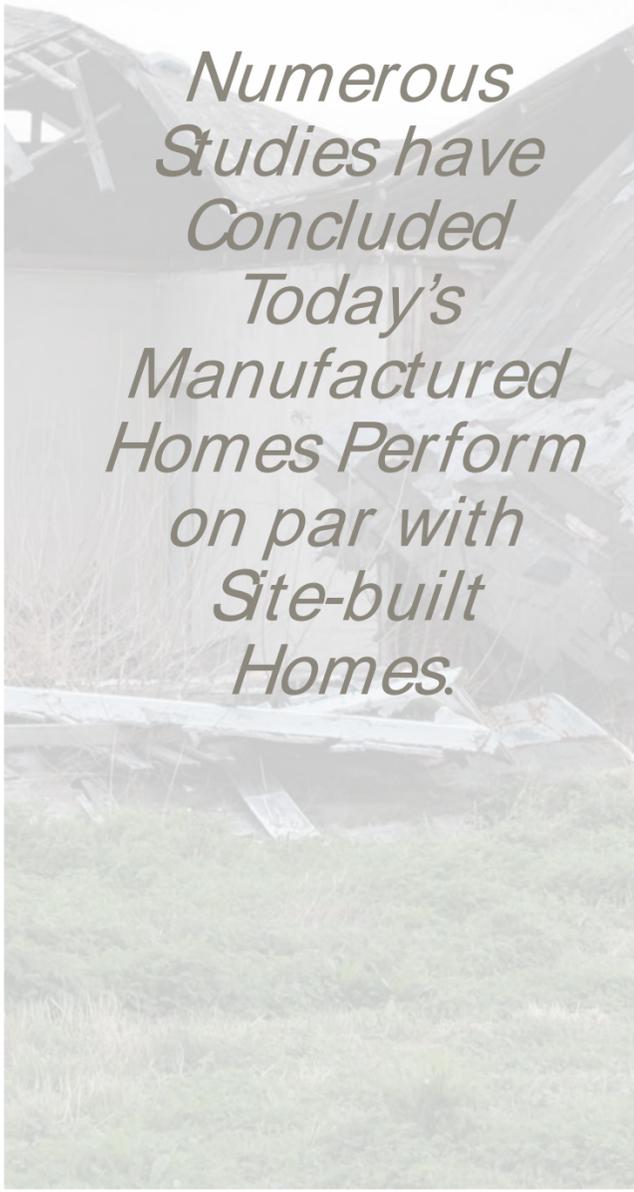
June 13, 1994 to Current

- Built to the Federal Manufactured Home Construction and Safety Standards.
- A major change in 1994 were wind standards. Florida has two wind zones – II and III. Zone II is 100-mph wind pressure which is equivalent to the Ultimate Design Wind Speed of 150-mph.
- Zone III homes are built to 110-mph, which is equivalent to 163-mph Ultimate Design Wind speed.
- In 1999 Florida adopted statewide uniform installation standards – F.A.C. 15C-1.0104

Manufactured Housing Doesn't Have a Performance Problem, but an Image Problem.

The construction requirements for homes built to the HUD Manufactured Home Construction and Safety Standards were substantially upgraded after Hurricane Andrew.

- Florida Highway Safety and Motor Vehicles evaluated over 52,000 mobile & manufactured homes after the 2004 and 2005 hurricanes and concluded **no post-1994 homes experienced significant damage**. With respect to Hurricane Francis, DMV wrote, "None of the post-1994 homes were destroyed, and only minor damage was reported."
- **Manufactured Homes are:**
 - Built to an engineered plan and inspected several times during the construction process to ensure compliance with that plan and the building code.
 - Using the same building materials as site-built homes

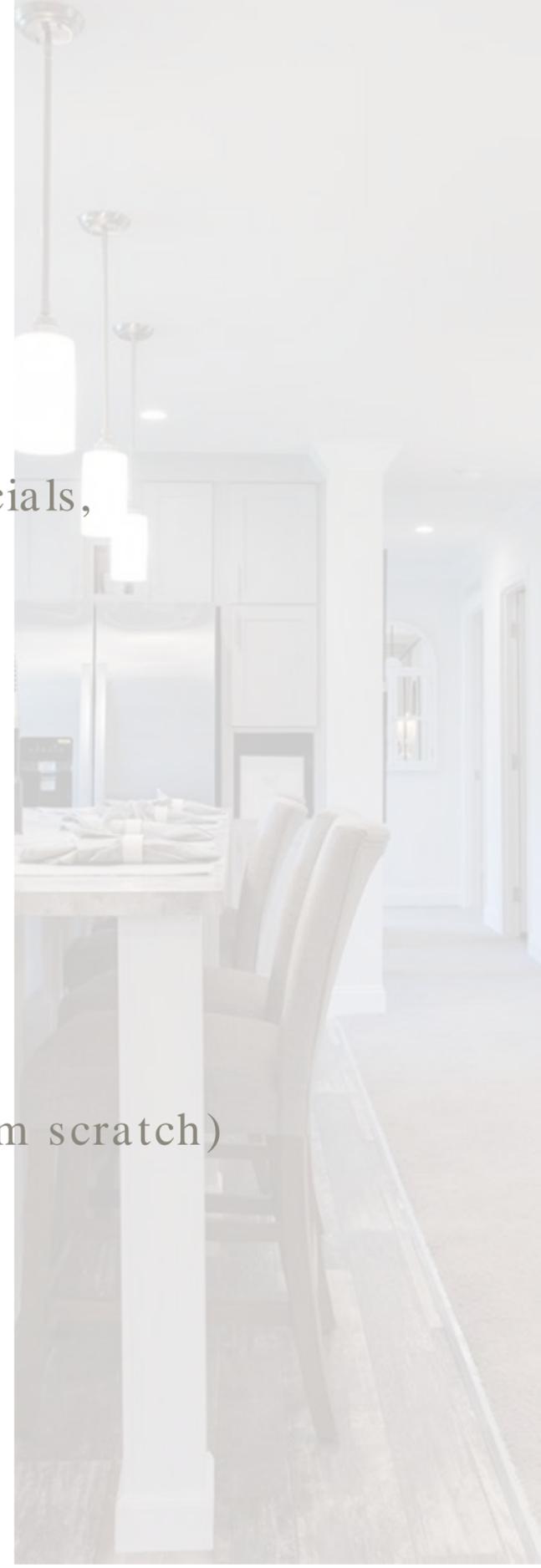


Numerous Studies have Concluded Today's Manufactured Homes Perform on par with Site-built Homes.

Manufactured Home Building Code Process

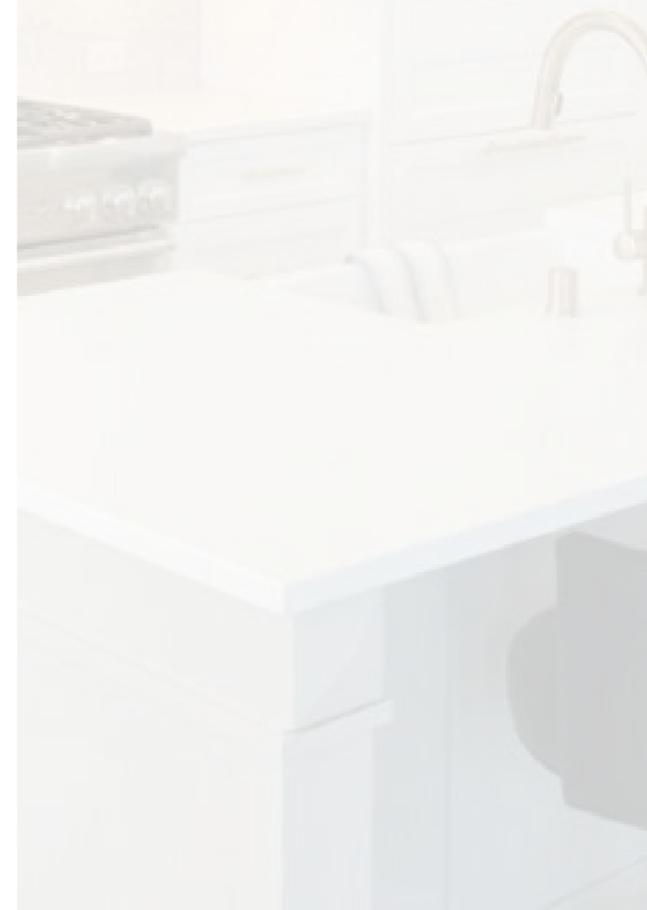


- Consensus Committee of Stakeholders
 - End users, builders, state and local gov't officials, architects and engineers,
 - Ongoing process
 - Proposals published
 - Public Comment
 - Adoption
- Florida Building Code has a Tri-annual Cycle
- Methodology similar – (updated, not revised from scratch)



Local Government Responsibility & Authority Regarding Manufactured Homes

- It is not legal for a unit of local government to prohibit manufactured housing based on the Federal HUD building code.
- Local government is responsible for ensuring that manufactured homes are installed in compliance with the uniform state installation requirements. (F.A.C. 15C-1.0104)
- Local government is responsible for ensuring that accessory structures (i.e. carports/garages, screen rooms, storage sheds/buildings) comply with the Florida Building Code.
- Installation permits and building permits are required for any work on the exterior of the home or lot that is regulated by the Florida Building Code.



Chapter 2020-27, Laws of Florida, became effective July 1, 2020 and amended Chapter 320.8232 (2), F.S., to clarify that FLHSMV has exclusive authority to regulate the repair and remodeling of mobile and manufactured homes. This change preempts local government from adopting and enforcing their own requirements for the repair and remodeling of mobile and manufactured homes and requires FLHSMV to adopt a uniform code.



- FLHSMV published guidance for the repair and remodeling of mobile and manufactured homes in December 2018.
- This guidance distinguishes between **ordinary repairs**, which are nonstructural and **major repairs or remodeling**.
- A major repair or remodel requires an engineer's plan or blueprint.
 - If a building permit is required, the repair or remodel shall be approved if it complies with the engineer's plan or blueprint.
 - Work must be performed by qualified or licensed persons.



Manufactured Homes Communities are Regulated by the Department of Business and Professional Regulation (DBPR) under Chapter 723, Florida Statutes, the Florida Mobile Home Act.

- This statute regulates the relationship between manufactured home community owners/operators and manufactured homeowners in a land-lease or subdivision setting.
- Two statutory provisions appear to cause the most conflict between community owners and local officials. These are homeowner violations and replacement homes. Both situations are addressed in Chapter 723, F.S.
- Legislation was enacted in the 2020 legislative session amending Chapter 512, F.S. This change provided the Florida Department of Health exclusive authority over permitting and operational matters for manufactured home parks, RV parks and campgrounds. This law became effective on July 1, 2020.



Factory-built Homes Fill an Urgent Need for Affordable Workforce Housing



The Outlook for Florida's Affordable Workforce Housing Supports the Use of Factory-built Housing.

- Between 2010 and 2016, a net of 115,000 families migrated to Florida, but only 58,000 new housing units were created. This trend continues to worsen.
- Over the past 10 years the demand for rental housing has increased substantially while the state's home ownership rate has fallen to 65% from 71%.
 - The demand for rental housing has put upward pressure on rents. Rents are rising by over 3% a year.
 - The cost of purchasing a house continues to increase. The average price of a single-family home in Florida is \$282,500.
 - According to the Joint Center of Housing Studies at Harvard University, homebuilders are not building small, affordable homes (<1,800 S.F.). The number has dropped from 50% in 1988, to 36% in 2000 to 22% in 2017.

The Lines Continue to Blur Between Factory-built & Site-built Homes

Manufactured & Modular Homes

- Cost 25 to 40 percent less than site-built homes
 - Purchase building materials in bulk.
 - Precise and Efficient construction process.
 - Produce very little waste (green construction).

The cost differential between factory & site-built construction will continue to increase due to the lack and cost of skilled labor.

Site-builders are using more factory-built components and factory-builders are acquiring/partnering with site builders.





Until Recently, One of the Shortcomings of Manufactured Homes were Exterior Elevations.

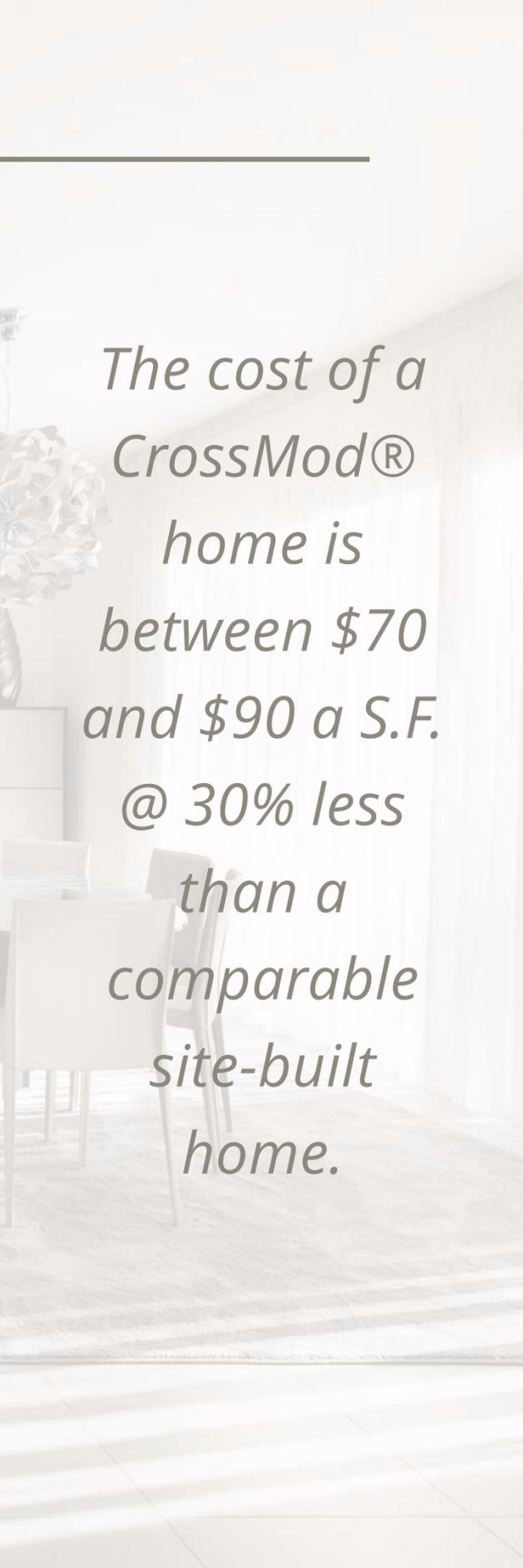
This has changed in recent years with the addition of dormers, built-in porches and attached garages.

A new industry innovation is the **CrossMod® home**, which is a residential Design Manufactured Home. This will be a game changer for the industry and land use regulations.

CrossMod® homes that meet the requirements of the Fannie Mae MH Advantage® and the Freddie Mac CHOICEHome® programs are eligible for 30-year conventional mortgage financing.







*The cost of a
CrossMod®
home is
between \$70
and \$90 a S.F.
@ 30% less
than a
comparable
site-built
home.*

These homes must have the following:

- **FEATURES** - One of the following pairs of features:
 - Dormer(s) and covered porch (minimum 72 square feet); OR
 - Dormer(s) and attached garage/carport, OR
 - Covered Porch (minimum 72 square feet) and attached garage/carport
 - **EXTERIOR SIDING** - Comprised of one or more of following:
 - Fiber Cement Board, Hardwood Siding, Engineered Wood Siding, Masonry, Stone, Stucco, or Vinyl siding backed with Oriented Strand Board.
 - **INTERIOR** - Has all features listed below:
 - Drywall (tape and texture) throughout the home (including closets);
 - Kitchen and bath cabinets with fronts of solid wood or veneered wood; AND
 - Fiberglass, solid surface, acrylic, composite, porcelain/enamel coated steel, or tile for all showers and/or tubs in the home
 - **ENERGY** - MH Advantage requires one of 3 energy standards on the data plate; overall U-Value of 0.076 or less, 2009 IECC, Energy Star. CHOICEHome requires minimum insulation Values of 33 (ceiling) 11 (wall) and 22 (floor); Low E-windows; a programmable thermostat.
-



These homes must have the following:

- **HOME TYPE** – Must be designed as a multi-section property (i.e., no single-wide homes)
- **ROOF PITCH** – Following installation onsite in accordance with the home's plans, will be a ratio of 4/12 or greater.
- **EAVES** – Six inches or greater (includes eaves 4 inches with site-completed additional gutter of 2 inches or more)
- **FLOORING** – Low-profile finished floor set, 30" or less from bottom of floor joist to exterior grade for front or entry elevation
- **FOUNDATION** – Meets all following criteria:
 - Masonry perimeter wall;
 - HUD's permanent foundation guide to manufactured housing
 - AND engineered foundation certified by registered architect or professional engineer



Installation Features that Qualify for Fannie Mae's MH Advantage Financing Include:

- A driveway leading to home (or to the garage or carport, if one is present). The driveway must consist of blacktop, pavers, bricks, concrete, cement, or gravel. If there's no garage or carport, the driveway can lead to a vehicular parking area.
- A sidewalk connecting either the driveway, or detached garage or carport, to a door or attached porch of the home. The sidewalk must consist of blacktop, pavers, flagstone, bricks, concrete or cement.





Fannie Mae's MH
Advantage Mod Homes

32 x 60
1800 Sq. Ft



Fannie Mae's MH
Advantage Mod Homes
28 x 56
1500 Sq. Ft





Factory-Built
Housing is
Housing for
Today &
Tomorrow



Questions?

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