

Archived: Monday, October 26, 2020 11:22:56 AM

From: [Heidi Costello](#) [Heidi Costello](#)

Sent: Monday, October 26, 2020 11:21:22 AM

To: [Heidi Costello](#) [Heidi Costello](#)

Subject: Manufactured homes

Response requested: No

Sensitivity: Normal

From: Steve Szafran <sszafran@shorelinewa.gov>

Sent: Monday, October 26, 2020 10:54 AM

To: Debbie Tarry <dtarry@shorelinewa.gov>

Subject: RE: Manufactured homes

From: Steve Szafran <sszafran@shorelinewa.gov>

Sent: Monday, October 26, 2020 10:18 AM

To: Nora Gierloff <ngierloff@shorelinewa.gov>; Rachael Markle <rmarkle@shorelinewa.gov>

Subject: Manufactured homes - Can you review my response?

According to the Manufactured Housing Institute's National Communities Council (MHINCC), manufactured homes are homes built entirely in the factory under a federal building code administered by the U.S. Department of Housing and Urban Development (HUD). Manufactured housing (commonly known as mobile homes in the United States) is a type of prefabricated housing that is largely assembled in factories and then transported to sites of use. The definition of the term in the United States is regulated by federal law (Code of Federal Regulations, 24 CFR 3280): "Manufactured homes are built as dwelling units of at least 320 square feet (30 m²) in size with a permanent chassis to assure the initial and continued transportability of the home (*emphasis added*)."

The requirement to have a wheeled chassis permanently attached differentiates "manufactured housing" from other types of prefabricated homes, such as "modular homes". Modular homes are typically built in a factory and transported to the site and attached permanently to a foundation. The City does not have a definition in Title 20 for a modular home.

Manufactured home = manufactured or mobile home that is constructed in a factory that is attached to a chassis that can be moved. Manufactured homes are built to a national HUD building code as they can be installed anywhere.

Modular home = a home that is assembled in a factory that is attached to a permanent foundation. Modular homes are built to the UBC and meet local building code requirements.

From: Debbie Tarry <dtarry@shorelinewa.gov>

Sent: Monday, October 26, 2020 9:15 AM

To: Steve Szafran <sszafran@shorelinewa.gov>

Cc: Rachael Markle <rmarkle@shorelinewa.gov>; Nora Gierloff <ngierloff@shorelinewa.gov>; John Norris <jnorris@shorelinewa.gov>

Subject: FW: Manufactured homes

Steve –

Can you prepare a response today? If not can you be prepared to address tonight during the discussion on the batch amendments?

Debbie Tarry

City Manager | City of Shoreline

Pronouns – she/her

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From: Will Hall <whall@shorelinewa.gov>

Sent: Sunday, October 25, 2020 4:14 PM

To: Debbie Tarry <dtarry@shorelinewa.gov>; John Norris <jnorris@shorelinewa.gov>

Cc: Pollie McCloskey <pmccloskey@shorelinewa.gov>

Subject: Manufactured homes

I always thought the term manufactured home was reserved for homes placed on permanent foundations. Can I get some more background on the alternative definition and the pros and cons of resolving this in the opposite direction or of leaving the different definitions as applicable in the different titles?

Will Hall, Mayor
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