



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE  
**RECEIVED**  
MAR 27 1980

CITY PLANNING DEPARTMENT  
915 "I" STREET SACRAMENTO, CALIF. 95814  
CITY HALL - ROOM 308 TELEPHONE (916) 442-5604

Marty Van Duyn

PLANNING DIRECTOR

March 27, 1980

**APPROVED**  
BY THE CITY COUNCIL

APR 1 1980

OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members in Session:

Subject: MANUFACTURED HOUSING FEASIBILITY STUDY AND IMPLEMENTATION  
FUNDING (M-458)

Summary

The manufactured housing industry has indicated its willingness to donate to the City up to \$10,000 for a feasibility study concerning expanded use of prefabricated housing (including mobile homes), design/development standards, and recommended changes to existing City regulations. Roughly half of this donation would also be used to pay for City staffing during the study follow-up period through the Planning Commission and Council hearing process. City and County staff and the Housing Element Committee are recommending approval of the feasibility study and its follow-up using the industry's donation, subject to refinements initiated through the City Manager's office.

Background

The draft 1980 Housing Element identifies the need to provide Sacramento's residents with substantially more low to moderate income housing. The Element furthermore suggests that prefabricated or manufactured housing, including mobile or immobile homes, should be more closely studied for wider application in meeting this goal. The Council-appointed Housing Element Committee has endorsed this principle and the use of private industry funds wherever possible.

The County of Sacramento is commencing with a similar study and follow-up program using industry funds. An independent consultant is about to be retained and the study is to be completed by June 30, 1980. Details of the County study are found in Attachment A.

Trans-National Consultant in its letter to you of March 26, 1980 (Attachment B), has been successful in obtaining a funding commitment to the City from the Western Manufactured Housing Institute and the California Manufactured Housing Association. Both WMHI and CMHA will donate a total of up to \$10,000 for a study similar to the County's and for staff follow-up.

Staff has emphasized to TNC that the use of industry money in no way guarantees pro-industry consultant findings and recommendations, or those of staff through the hearing process. Details of the consultant study and funding agreement are subject to further refinement.

#### Suggested Feasibility Study

The County feasibility study will deal primarily with pertinent factors for the unincorporated portion of Sacramento County; and solely with its code, zoning, subdivision and planning provisions.

City and County planning staff are in agreement that an expanded County study to include the City's jurisdiction would be beneficial and cost effective. Because the County is much further along, however, both staffs recommend "piggy-backing" the City study immediately following County study completion by June 30th. Envisioned is retention of the same consultant, utilization of much of the same needed common materials, and tailoring of recommendations to the City's unique codes, policies and ordinances. In addition to the County's study content, staff would recommend inclusion of a short summary section on current and projected supply and demand characteristics, and a section dealing specifically with exclusive manufactured housing subdivisions. Estimated study completion time would be one or two months after July 1st.

#### Suggested Staff Follow-up

Following study completion, staff would require approximately three or four months to analyze the consultant's recommendations, make its own recommendations and process them through the Planning Commission and City Council public hearings. Staff hired solely by the City for this limited term purpose is a possibility that needs further evaluation if existing staff cannot be used. Estimated staff time is one person full time for two to three months.

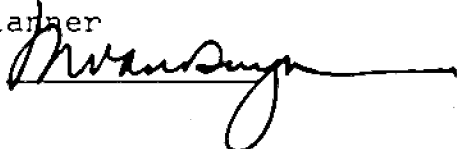
#### Recommendations

Staff recommends that the City Council: 1) Approve the manufactured housing feasibility study and implementation follow-up as outlined above, 2) Support the use of the industry's intended donation for the foregoing purpose, and 3) Direct the City Manager to proceed with the necessary resolution(s) and agreement(s) to implement this action.

Respectfully submitted,

  
Michael P. Lake

Senior Planner

Approved: 

RECOMMENDATION APPROVED:



Walter J. Slipe, City Manager

MPL:bw  
Attachments  
M-458

April 1, 1980  
All Districts

COUNTY  
OUTLINE

MANUFACTURED HOUSING RESIDENCE  
FEASIBILITY STUDY

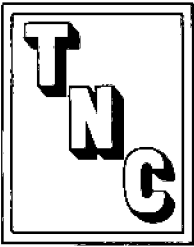
STUDY GOAL

The study will provide Sacramento County with the information necessary to determine: in what land use zones mobile homes may be used as primary dwellings; what site development, structural and visual standards should be applied to such mobile homes; and what degree of cost-benefit would be obtained by home buyers who choose the mobile home option.

STUDY OUTLINE

- I. Analysis and Description of Construction Standards
  - A. Sound attenuation
  - B. Fire walls
  - C. Insulation
  - D. Other environmental standards
- II. Description of Types of Units Constructed
  - A. Widths available - advantages/disadvantages of each
  - B. Aesthetics of mobile homes - range of types and relationship to cost
  - C. Multiple family designs
  - D. Compatibility with on-site accessory structures (garages, sheds, etc.)
- III. Foundation requirements
- IV. Economics of Manufactured Housing
  - A. Financing - loan types, cost
  - B. Taxation - benefits to County
  - C. Historical upkeep costs
  - D. Resale value
  - E. Consumer protection provisions
- V. Evaluation of Sacramento County Zoning Code and planning process barriers to manufactured housing
- VI. Evaluation and Analysis of Design Standards for Application to Sacramento County
- VII. Benefits to County
  - A. An estimate of the number of low and moderate income housing units which would be provided if study recommendations were adopted.
  - B. An estimate of the cost to implement the recommendations
  - C. The cost of enforcement of the recommendations

The analysis and recommendations resulting for each work task should be presented in a final report to the County of Sacramento by July 1, 1980. The report would include recommended aesthetic standards and a list of possible changes to the County Zoning Code and planning process to implement the recommendations.



# Trans-National Consultant, Inc

1107 - 9TH STREET, SUITE 710  
SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 446-4024

March 26, 1980

Sacramento City Council  
City Hall  
Sacramento, California

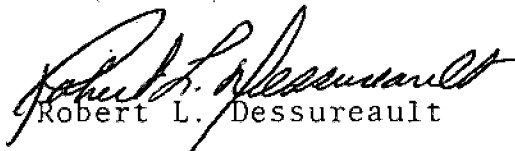
Members of Sacramento City Council:

The manufactured housing industry, manufacturers (Western Manufactured Housing Institute) and dealers (California Manufactured Housing Association) are requesting that they be permitted to provide the city with discretionary funds. The funds would be used to develop an indepth study of low or moderate income housing. In addition, an implementation of the results as they apply to the housing element of your general plan and applicable zoning ordinances would be funded.

We propose to make funds available, not to exceed \$10,000 that would be used to contract with a consultant firm to conduct a land use and housing need study and to offset planning staff costs. A similar cooperative effort was accepted by Sacramento County.

We urge your acceptance of this request and feel that it is a responsible effort to join government and industry as they attempt to solve the problem of low and moderate income housing. The management and staff of the manufactured housing industry are available to provide any information that will assist your planning department.

Very truly yours,

  
Robert L. Dessureault

RLD/nf