



DATE: July 26, 2017

MEMO TO: MROSD Board of Directors

THROUGH: Stephen E. Abbors, General Manager *SEA*

FROM: Brian Malone, Land and Facilities Services Manager

SUBJECT: Housing Construction Options

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At Board meeting 17-15 on June 28, 2017 the Board approved a project to build agricultural workforce housing at either 900 Sears Ranch Road or 1150 Sears Ranch Road in La Honda Creek Open Space Preserve to serve the conservation grazing program, with actual construction pending future Board contract approval (R-17-75).

The fiscal analysis in the board report used the terms traditional home and modular home to estimate the cost of the project. There were Board questions regarding the construction and lifespan of the two types of housing. The presentation was unclear about the construction and life span upon which the estimates were based.

The cost estimates were based on a traditional or “stick built home” and a modular home. Both types of construction are required to meet local building code requirements. Modular homes are residences built in a controlled factory environment in sections, or modules, and then transported to the construction site. They are installed on permanent foundations. The only difference between the two types of homes is the construction method. Both stick built and modular homes are permanent structures. They do not have a predetermined lifespan. Many elements of a structure such as roofing and plumbing require maintenance and eventual replacement. Maintenance is the largest factor in the lifespan of a structure.

A third type of housing is defined as manufactured homes. A manufactured home (formerly known as a mobile home) is built to the Manufactured Home Construction and Safety Standards (U.S. Dept. of Housing and Urban Development Code) and displays a red certification label on the exterior of each transportable section. Manufactured homes are built in the controlled environment of a manufacturing plant and are transported in one or more sections on a permanent chassis. They can be installed on permanent or temporary foundations. Various sources estimate the life expectancy of manufactured homes between 30 to 58 years. However, standards have improved over the years and the current regulations for manufactured homes were established in 1974, so it remains to be seen how the longevity manufactured home will compare to traditionally built homes. New, well-maintained manufactured homes can be expected to have a long life expectancy.

A lifecycle comparison of stick built and modular homes would not provide any useful comparison beyond the initial construction costs because the maintenance costs are the same

given that they are both built under the same codes and the life span is indeterminate. Therefore, staff has not prepared a lifecycle cost. Staff will return to the Board for contract approval for the construction of agricultural workforce housing in La Honda Creek Preserve, which will include design criteria for the structure.