A row of manufactured homes in a lot at sunset. The homes are light-colored with dark shutters and are parked on a dirt lot. The sky is a warm orange and yellow, and there are trees in the background.

Jerry W. Davis - Grant Administrator
Alex Eguiguren - Project Manager
Ruby Tian - Rehab Specialist

MANUFACTURED HOMES

AS SUBSTANTIAL
RECONSTRUCTIONS

Northern Neck Planning District Commission

\$150,000

Maximum construction cost
DHCD allows for substantial
reconstructions



Average cost per square foot in Virginia:
\$150 to \$300 (varies by location)



THE STICK-BUILT CHALLENGE



The cost of small stick-built homes has increased significantly in recent years



It is difficult to find contractors willing and able to build affordable, smaller homes



MANUFACTURED HOMES



VAGHC

Virginia Governor's Housing Conference



FACTORY VISIT



CULL DW

STAY LOW / GO SLOW!

STAY LOW / GO SLOW!

CHRISTOPHER NEWPORT
CAPT. JINS



UFFI
ICC ES AC-R2
CAN/CGSB-51.3.X
UFF Distribution, 270j







Fleetwood
HOMES
A Cavco Company
www.fleetwoodhomes.com



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LEAD TIME



DEALERS

TWO PROJECTS



WARSAW



RFP PROCESS



VMMHA Recommendation

Recommended a "turnkey proposal" and clearly listed requirements.



RFP Preparation

RFP drafted based on recommendations.



DHCD Approval

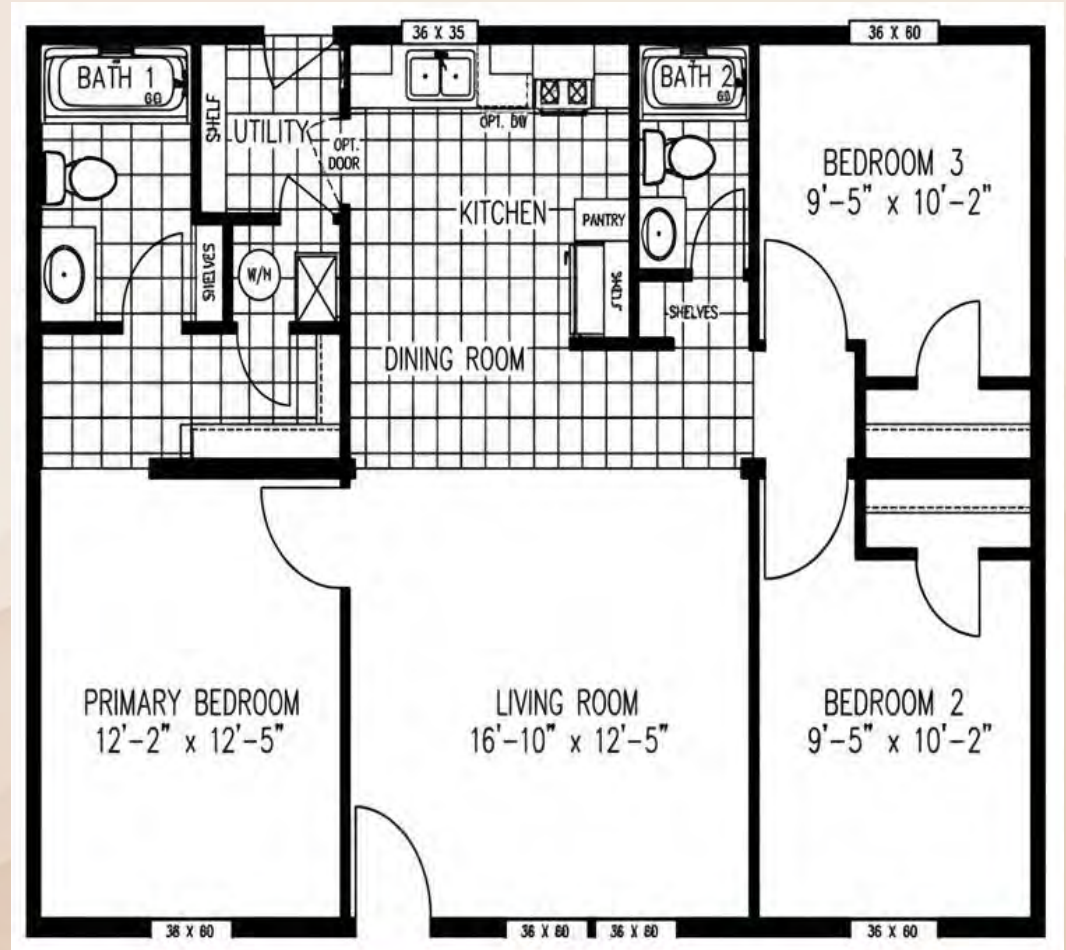
RFP reviewed and approved by DHCD

SIZE

Box Size

Square Footage

Livable Space



OPTIONS



**Bathroom
Fixtures**

**Fiberglass tubs & Showers
Porcelain sinks & Bathtubs**



**Interior
Walls**

**Sheetrock or
Board & Batten**

OPTIONS

Standard Appliances



Range



Refrigerator

Some Models Include

(Not covered by CDBG)



Dishwasher



Microwave Oven

OPTIONS

- 5' x 5' Landing and Steps
- Gutters and Downspouts
- Finished Grade
- Seed and Straw
- A Ramp (for beneficiaries who qualify)

RESPONSIBILITIES



SITE PREP





DRIVEWAY?

A two-section mobile home is shown under construction on a dirt lot. The structure is elevated on concrete blocks and has a pitched roof with exposed wooden rafters. The exterior walls are partially finished with white panels, while the roof and some side walls are still in the framing stage. A white protective wrap with a logo is visible on the right side. A silver ladder leans against the side of the unit. In the foreground, a red Kubota skid steer loader is partially visible. The background features trees with autumn foliage under a clear blue sky.

**TWO SECTIONS
ROOF PITCH - SKIRTING**

ICC ES AC-38-ESR-3431
CAN/CGSB-51.32-M77-ESL-1593
UFP Distribution, 2701 Ada Drive, Elkhart IN 46514





PK Mc Donogh #17 15

Meadow Brook

Meadow Brook

0078
0078



DK M6 120578
M17 (15)

GFP Wrap
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Meadow Brook

0078E

GFP Wrap
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M
B



DECORATIVE WALL PANELS



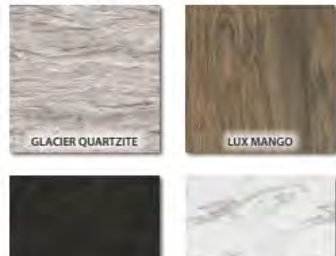
COLORED PRIMER



FLOORING



COUNTERTOPS



CABINETS



CERAMIC TILES



VINYL SIDING



OPTIONAL VERTICAL SIDING ACCENT



SHUTTERS







WARNING
This dishwasher is designed to be installed in a kitchen. It is not intended for use in a commercial or industrial setting. For more information, please refer to the user manual.

WARNING
This oven is designed to be installed in a kitchen. It is not intended for use in a commercial or industrial setting. For more information, please refer to the user manual.

SAMSUNG



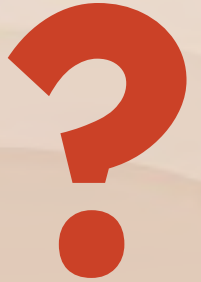


ROCK MI

170

PURCHASE

NO



TITLE TO DEED





QUESTIONS