



Wolf Industries, Inc
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WA State Contractor's #: WOLFIII921BD
OR State CCB #: 184044

David,

Thanks for taking my call. It's like fresh air hearing our elected officials keep things simple. Here's the breakdown:

Affordable Discussion:

1. It all started with me wanting to build a mobile home park...
2. County staff initiated & spent thousands on a Sustainable Building Community Pilot Program (Living Building Challenge) that gained no traction since it's inception per Gordy Euler's comments earlier today.
3. Parallel that with the Tiny Home Movement steadily increasing increasing on a regular basis due to the high cost of housing. Green building, green cars, green environment, green everything is increasing in popularity.
4. Historically it has been difficult to make additional profit on a product that meets the Living Building Challenge. Enter Tiny Homes.
5. Tiny Homes are inherently challenging to categorize as they have wheel and are therefore RV's - our code says you can't live in an RV.
6. Solution to that is to classify these small "Tiny" homes as a Manufactured Home under L&I's FAS (Factory Assembled Structure) program. This program is already in place and is what all manufactured homes use. Manufactured Homes are already listed in our code providing numerous do's and don'ts - most all of which I'm good with.
7. This brings us to the next issue of size. Under CCC 40.260.130 Mobile Homes On Individual Lots - Standards & Requirements D. 1.) 1. Minimum Size. Two (2) fully enclosed parallel sections of not less than eight hundred sixty-four (864) square feet or a multi-story structure with equivalent square footage.
8. It needs one line added to it. 24 CFR (Code of Federal Regulations) 3282.13 paragraph B. states that Structures which meet all of the requirements of a *manufactured home* as set out in § [3282.7\(u\)](#), except the size requirements, shall be *manufactured homes* if the manufacturer files with the Secretary a certification in the following form:

[Name of manufacturer and address where structures are to be manufactured] certifies that it intends to manufacture structures that meet all of the requirements of manufactured homes set forth at [42 U.S.C. 5402\(6\)](#) except the size requirements. Such structures are to be treated as manufactured homes for the purposes of the National Manufactured Housing Construction and Safety Standards Act of 1974 and the regulations promulgated pursuant thereto. Such structures will be built in conformance with the Standards. [Name of manufacturer] further certifies that if, at any time it manufactures structures which are not manufactured homes, it will identify each such structure by a permanent serial number placed on the structure during the first stage of production and that the series of serial numbers for such structures shall be



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distinguishable on the structures and in its records from the series of serial numbers used for manufactured homes.

9. This will allow HUD approved housing units to be placed in Clark County. This is good.

Sustainable Discussion:

1. Now that we have a smaller building to place we need a place to put it under our existing zoning laws.
2. CCC 40.200.090 Sustainable Communities Pilot Program has provisions that would allow for deviations of lot sizes, set backs, hook-ups to public utilities and related requirements. This program after being initiated in 2009 has expired per paragraph B)2. Enrollment Period. The enrollment period for projects undertaken pursuant to this section is limited to five(5) years from the effective date of the ordinance codified in this section or when six(6) projects have been successfully qualified, whichever comes first.
3. This is a two part question/request. 1.) Can we reinstate this chapter of the code? 2). Why would you limit the number of "good" things a development might bring?
4. I recommend that we reinstate this chapter of the code with the removal of paragraph B. 2 referring to Enrollment Period (time constraints.)
5. I am planning a mobile home park that meets this Sustainable Communities Pilot Program requirements.

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Thanks!

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