
**MEMORANDUM
REDEVELOPMENT AUTHORITY**

To: ZND Committee Members
From: Yves LaPierre, DCD, Real Estate
Date: 12/7/2007
Re: Modular Housing Durability in Milwaukee's Climate

This memo responds to the question asked at the 12/04/2007 ZND meeting regarding the durability of modular housing in Milwaukee's climate. A distinction needs to be made between Manufactured homes and Modular homes.

Manufactured homes, sometimes referred to as mobile homes or trailers, are constructed to a different building code. This code, the Federal Construction Safety Standards Act (HUD/CODE), requires manufactured homes to be constructed on a non-removable steel chassis. Milwaukee's residential zoning code does not allow mobile homes.

Modular homes are built to the same state and local building codes that are required for conventional on site, "stick built" homes. Therefore, building or zoning regulations do not restrict where they can be constructed. A modular home is inspected at each stage of construction in the factory just as a site built home is. Therefore a modular home will weather just as well as a site built home.

Modular homes have the advantage of being built in a factory setting that allows more precise building, less waste and no delays or damage due to inclement weather. A modular home also has to be built strong enough to endure being trucked to the construction site and lifted by crane onto a foundation. On site construction is a matter of days instead of months.

The Housing Authority of the City of Milwaukee has been using modular home manufacturers Wausau Homes and Terrace Homes, both of Wisconsin, for years to build its scattered site housing and for the new Highland Gardens subdivision. The Martin Luther King Economic Development Corporation used factory built modular for its latest housing initiative. These homes are indistinguishable from other new construction and will have the same lifespan as conventionally built housing.