



**United States Department of Agriculture
Rural Development
Montana State Office**

MT AN 216 (3550, 1980-D)

June 1, 2004

SUBJECT: New Manufactured Housing

TO: Community Development Managers, Montana
Guaranteed Rural Housing Approved Lenders, Montana
Approved Manufactured Home Dealer-Contractors, Montana

PURPOSE/INTENDED OUTCOME:

This Administrative Notice provides local Rural Development (RD) offices, Lenders, and Dealer-Contractors of manufactured housing guidance on preparing a complete development package for Rural Housing loan applicants to purchase, and contract the setup, and installation of a manufactured home and related site improvements.

COMPARISON WITH PREVIOUS AN:

This Administrative Notice replaces MT AN 176, dated October 25, 2002. The list of approved Dealer-Contractors for manufactured housing, Attachment 1, is updated to include recently approved businesses.

IMPLEMENTATION RESPONSIBILITIES:

Certain new manufactured homes are allowable for insured (502-Direct) and guaranteed (GRH) loan-making purposes. Manufactured homes must be new factory-built units in compliance with the Federal Manufactured Home Construction and Safety Standard (FMHCSS). Dealers of manufactured homes must be approved by USDA-Rural Development. Attachment 1 lists approved Dealer-Contractors. Dealer-contractors not currently approved by RD may apply by contacting any RD local office.

Approved Dealer-Contractors shall be the responsible party for specific, on-site development design and installation work. Exhibit J to RD Instruction 1924-A provides general guidance for setup and installation requirements of Rural Development.

EXPIRATION DATE: May 31, 2005

FILING INSTRUCTIONS: Handbook 3550,
Appendix 7,
Preceding MT Instruction 1980-D

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Rural Development is an Equal Opportunity Lender, Provider, and Employer. Complaints of discrimination should be sent to USDA, Director, Office of Civil Rights, Washington, D. C. 20250-9410

Montana Instruction 1924-A, Exhibit C provides more specific guidance in required documentation and procedures. All homes require a permanent foundation or basement that is constructed in compliance with the International Residential Code, 2002 edition. Lenders shall be provided with a site plan, a foundation plan designed for the manufactured home, and a plan certification of the foundation design for each home. Plan certifications are to be made on Form RD 1924-25 by the local building official, or an architect or engineer with current Montana registration. Reuse of a design or plan certification by a dealer-contractor from another loan of is acceptable only with prior endorsement from RD.

Rural Housing Service (RHS) thermal requirements for manufactured housing are based upon a US Housing and Urban Development (HUD) U_o (overall envelope thermal transmittance) Value for Zone 3 (this certificate is placed in an accessible and visible location within the unit, and may be combined with the Data Plate). The Dealer-Contractor will be responsible to certify the unit to be purchased has been constructed to meet the U_o Value for Zone 3. Refer to Form MT 1924-1 for this and other certifications to be made by the Dealer-Contractor.

Rural Development staff and Lenders should discuss the development requirements and the required documentation during the initial interview with loan applicants. Lenders and Dealer-Contractors with questions on construction documentation and procedures outlined in this AN may contact the RD State Architect, at (406) 585-2515.

ROBERT S. LEIGLAND
Acting State Director

Attachment 1: Approved Dealer Contractors for New Manufactured Housing