



What is the difference
between modular
and mobile homes?



Definitions compliments of Merriam-Webster

Modular: constructed with standardized units or dimensions for flexibility and variety in use

<https://www.merriam-webster.com/dictionary/modular>

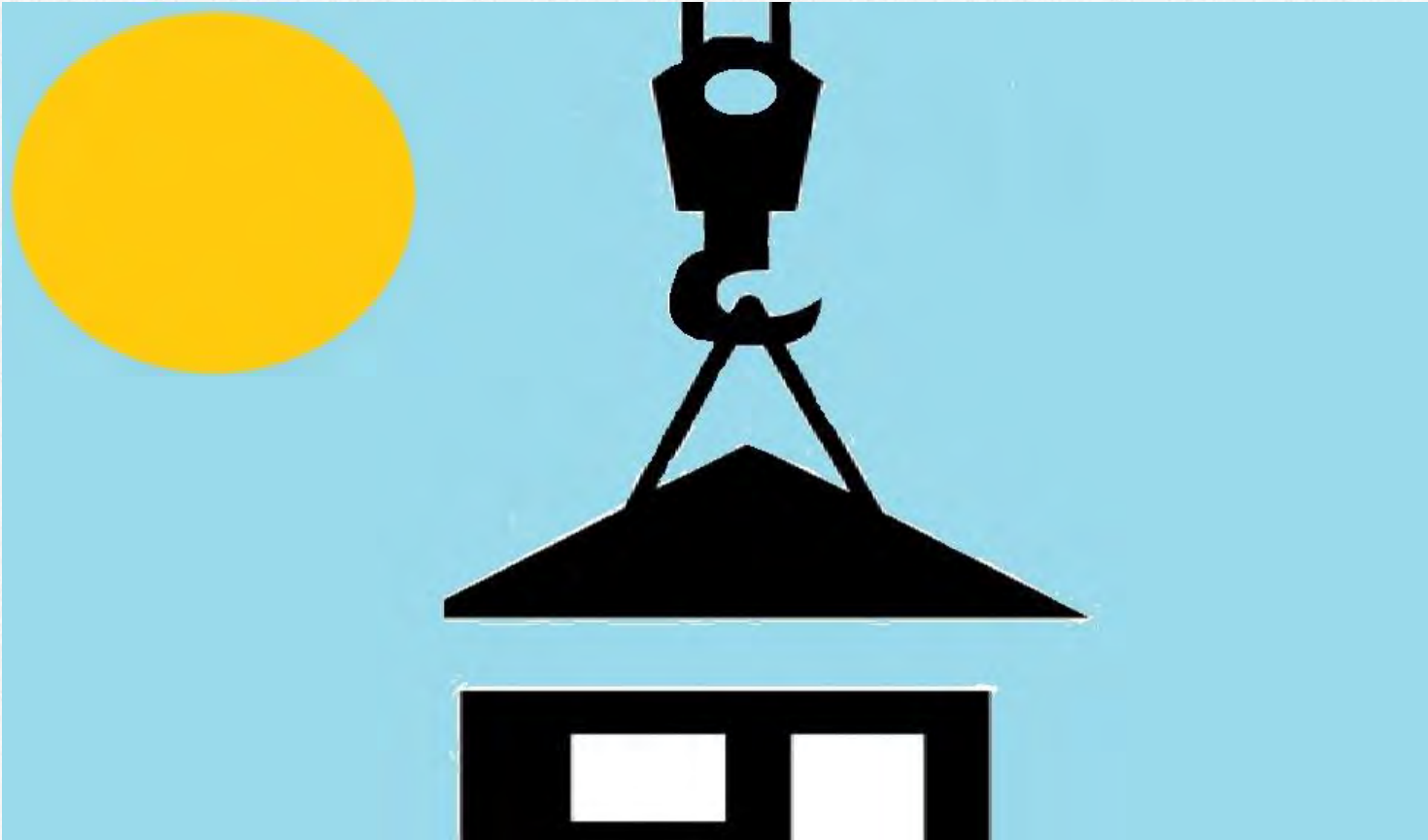
Mobile: a dwelling structure built on a steel chassis and fitted with wheels that is intended to be hauled to a usually permanent site

<https://www.merriam-webster.com/dictionary/mobile%20home>

Via MSHDA Mod we fund innovative alternative methods **Built in a controlled environment for single-family owner-occupied new construction which provide a time and cost savings in order to accommodate immediate workforce housing needs and facilitate affordability

- Modular Home Manufacturing
- Panelized Construction

Homes are typically 2-3 bedroom, 2 bath, 1400 square feet – and all proposed homes must fit into the existing neighborhood.



Housing Choice Options

- There are many different modular designs that can be selected in order to complement the current neighborhood.
- We have included an array of proposed design modular units for your reference that appear to be at or below the \$196,000 per unit cap.

Midtown Square II - Detached Single Family Home

MIDTOWN



Shell Series Homes

Your First Step to a New Home.
 GHC's quality construction provides a sturdy base for a home tailored to your needs. The modular shell allows you to custom finish the interior and exterior structure on your immediate timetable and within your budget.



Custom Crafted Construction
General Housing Corporation
 4650 E. Wilder Road, Bay City, MI 48706
 (800) 351-3664 (989) 684-8078 www.genhouse.com

Homestead Series: Avon

[View Photo](#)

[First Floorplan](#)

[Other Floorplans](#)

[Options](#)

[Larger View](#)

DEVELOP DETROIT

NORTH END MODULAR INFILL

ARCHITECTURAL CHARACTER



The Phoenix



What housing Issue are we trying to address via the pilot program?

Cost increases and labor availability challenges have caused a product delivery crisis in Michigan. For home builders it is more cost effective to build fewer homes that are large/expensive. Therefore, based on the principle of Supply vs. Demand, prices for new SF housing units are higher and in greater demand.

Result: focus on SF affordable housing options limited to existing housing stock in need of major rehab/upgrades to meet market demand.

MSHDA Mod Pilot Program:

- Providing spec modular homes to market and sell at an affordable price point in areas experiencing workforce housing shortages.
- Partnering with communities to identify ready to build sites with existing infrastructure where modular products can be placed as infill units.



Seven Communities Are Underway:



CITY OF COLDWATER

MODULAR HOMES FOR SALE!
COMING SOON



1. City of Coldwater - Delivered
2. City of Beaverton – Scheduled Delivery this week
3. Bethany Housing Ministries/Muskegon - Delivered
4. Big Rapids Housing Commission/Big Rapids - Est. Delivery Date 12/1
5. Habitat for Humanity NE MI/Harrisville – Delivery next week
6. Jubilee Ministries, Inc./Holland – Pending Paperwork
7. Kalamazoo Neighborhood Housing Services/Kalamazoo - Delivered



Habitat for Humanity of NE MI - Harrisville

Footings
planned for this week.

Delivery
scheduled for next week.

City of Coldwater – Modular Home has been delivered last Thursday and is being installed.



Community enCompass/Bethany Housing Ministries – Muskegon – September 2019

- <https://www.youtube.com/watch?v=obrVEkRnl3s>





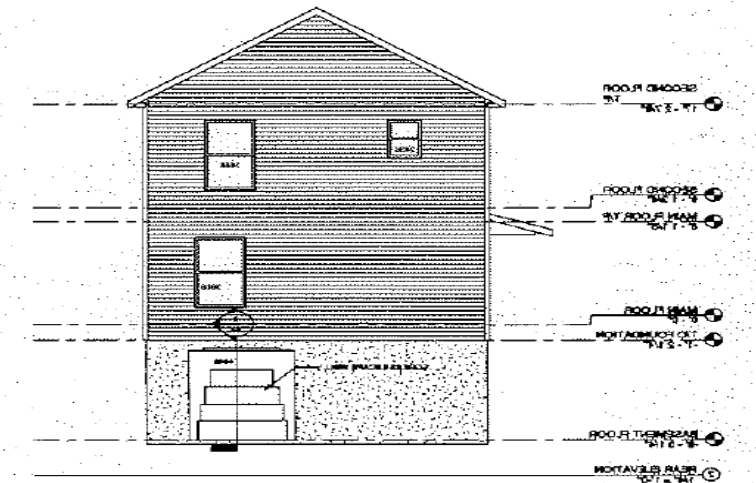
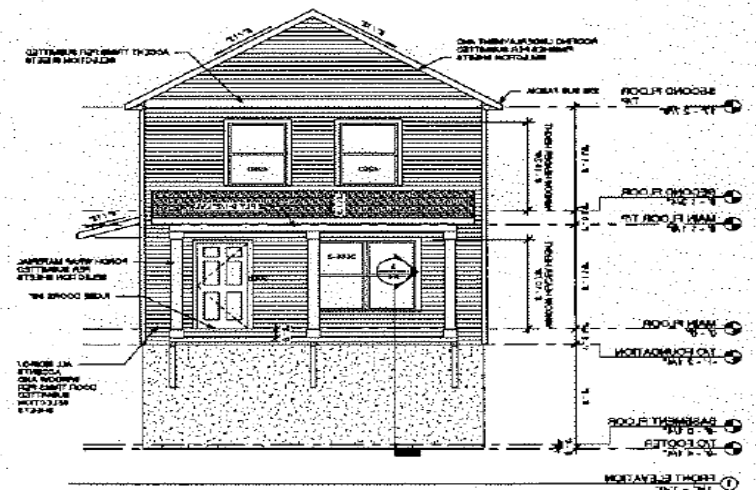
Beaverton – Being delivered this week



Beaverton
Modular
Home



Kalamazoo Neighborhood Housing Services (KNHS) was delivered in September and is being installed.



How can Land Banks get involved?

MSHDA is providing a spec model which is to serve as a catalyst for 3 additional homes – either infill or continuation of developments. Funding may be recycled up to 3 times per community resulting in 12 new constructed affordable housing units.

Identify partnerships with participating MSHDA Mod entities to identify and target additional redevelopment via new construction on lots currently held by land banks.

or

Evaluate feasibility of your land bank becoming a MSHDA Mod recipient.

If I am interested how do I learn more?

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