



LOCAL IMPLEMENTATION



Implemented on Cape Cod

OVERVIEW

Prefabricated/manufactured and modular housing are methods for constructing new housing units. Manufactured homes, also known as HUD Code homes, are built in a factory to the federal building code (HUD Code) and have a permanent chassis on which they can be transported. Manufactured homes, when sited, may be placed on a foundation that meets conventional lending requirements. Modular homes are also built in a factory and transported in sections to be installed on a fixed foundation. Unlike manufactured homes, however, modular homes are built to conform to local codes. Both modular and manufactured housing have the potential to cut construction time, material expenses, and labor costs, as well as expedite the permitting process if combined with pre-approved plans.

CHALLENGES ADDRESSED

-  Not Allowed to Build Multi-family Housing
-  Too Expensive to Build New Housing
-  Too Expensive to Secure or Maintain Housing
-  Hard to Find Year-round Housing

POTENTIAL BENEFITS & CONSIDERATIONS

- Modular and manufactured housing may be built at lower costs and with a shorter construction time as they allow a standardized construction processes for multiple buildings
- Local laborers must be familiar with installing modular and manufactured housing
- Depending on the size of the modular housing and the location, transport of the modules may be challenging and could require lane shutdowns or police escorts
- Modular homes are less customizable than traditional homes and may be less adaptable to unique site conditions
- Mixed perceptions of what modular housing is may require community education to promote its acceptance

RESOURCES

The International Code Council (ICC) and Modular Building Institute (MBI) - ICC and MBI produced two modular code standards that address important aspects of the off-site construction process including planning, designing, fabricating, transporting and assembling commercial and residential building elements.

Manufactured Housing in Massachusetts - This website gives an overview of the laws and regulations regarding manufactured housing in the Commonwealth.

Factory-Built Housing for Affordability, Efficiency, and Resilience - This article from the US Department of Housing and Urban Development provides information on manufactured and modular housing, its benefits and barriers to implementation.

CASE STUDY: MORGAN WOODS

Morgan Woods is a 60-unit workforce housing project on Martha's Vineyard, developed by The Community Builders. The project was built using modular construction, which allowed it to be completed efficiently during the tourism off-season. The design of the housing units is meant to complement a traditional New England neighborhood. The development contains all rental units and involved significant community input and visioning.

Images: morganwoodsapts.com

