

MODULAR & MANUFACTURED HOUSING CONSTRUCTION



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Modular & Manufactured Housing Factory-Built Off-Site Construction A Solution to Easing Supply Crisis



🕒 Modular

- Built to **International Building Code**, state, local codes
- Homes are built in sections to 80-90 % completion
Transported to the site, installed or set with a crane on a traditional crawl space or basement foundation
- All styles of single and multi-family housing can be built with modular boxes

➔ Manufactured

- Built to code set by the **U.S. Department of Housing and Urban Development (HUD)**
- A steel frame home installed on a cement pad or crawl space using either block or cement piers.
- These homes are, a national standard that overrides all local building codes.



01

ADVANTAGES

- Precision engineering & craftsmanship.
- Solution to workforce issues in construction trades.
- Maximize multi-family zoning with modular housing solutions.
- Overcome traditional challenges of urban infill construction.
- Up to 10% cost savings and time savings, which also saves cost.

02

CHALLENGES

- Need to overcome the stigma or image problem for factory-built housing.
- Building plan approval process for modular at the state level in Ohio.
- Financing barriers
- Need to alleviate zoning and building code regulations to build more off-site construction.

MODULAR DEVELOPMENT

- Quality Control
- Stronger, More Durable Construction
- Construction Speed
- Energy Efficiency
- Less Waste
- Neighborhood Friendly
- Extended Warranty
- Replicability



There is no environment more challenging to traditional construction than urban infill.



NEIGHBORHOOD FRIENDLY

Specializing in urban infill projects where homes are right next to each other, an Innovalab home is set on the foundation in one day and finished in no more than 60 days.

Existing Designs

Single and multi-family home designs drawn and engineered provide a high degree of replicability to quickly deliver a volume of much-needed attainable, workforce housing.



Time is Money

CONSTRUCTION SCHEDULE	
Pre-Development, Permitting & Architecture	TBD
Site Prep during Modular Unit Construction	3 months
On-site Finish work	2 months
Total Project Time	5 months



The Mills of Carthage

- Began in 2002 with a showcase of nine HUD-coded manufactured homes and six modular homes.
- The Mills were completed in 2005 resulting in 57 affordable single-family homes.
- Situated on four streets Fairpark Ave., West 66th Street, Van Kirk Ave. and Redeagle Way.



St. Ambrose in Evanston

- Located at the site of the former St. Leger Apartments, Model Group developed the site in partnership with the City of Cincinnati, the Port and many others.
- Ribbon cutting on 26 units , including 1- and 2-bedroom apartments and 3-bedroom townhomes was held in 2014



Why Scale Modular Construction Now?



Development of Duplexes & Triplexes in Flint, MI

Set Day in June 2024



→ The Set Crew

Experienced set crew is worth their weight in gold.





THE CORNER

- Completed in 2019 in Detroit, Michigan
- This project leveraged innovations in modular construction. The units were manufactured in a controlled environment and delivered to the site with interiors fully complete.
- The use of modular design and construction reduces construction time, hazards and logistics challenges.



Gilbert Family Foundation Tomorrow's Housing Innovation Showcase

The Future. In February, the Gilbert Foundation announced a special development project of seven factory-built homes, being built in partnership with the North Corktown Neighborhood Association, near Detroit. After a competitive process, InnovaLab was selected to serve as the modular contractor and GC for the homes, which represent six different factories.





16th

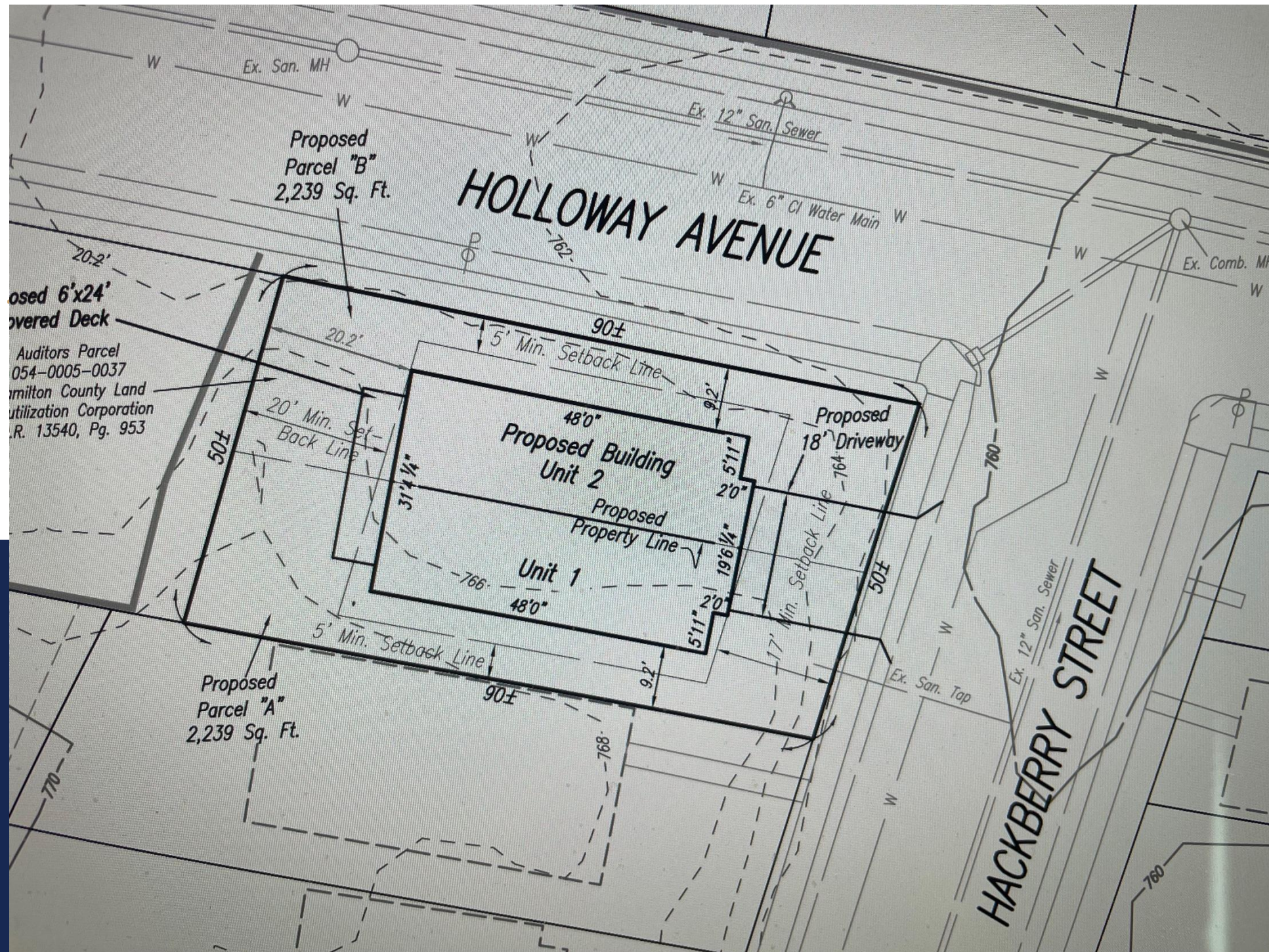
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EVANSTON TOWNHOMES

Proof of Concept 3331 Hackberry Street



LANDBANK LOT

MINOR SUBDIVISION

MODEL SELECTION
TO SUIT MARKET
NEEDS

ELEVATION TO
MATCH HISTORIC
NEIGHBORHOOD

SITE PLAN



EVANSTON TOWNHOMES

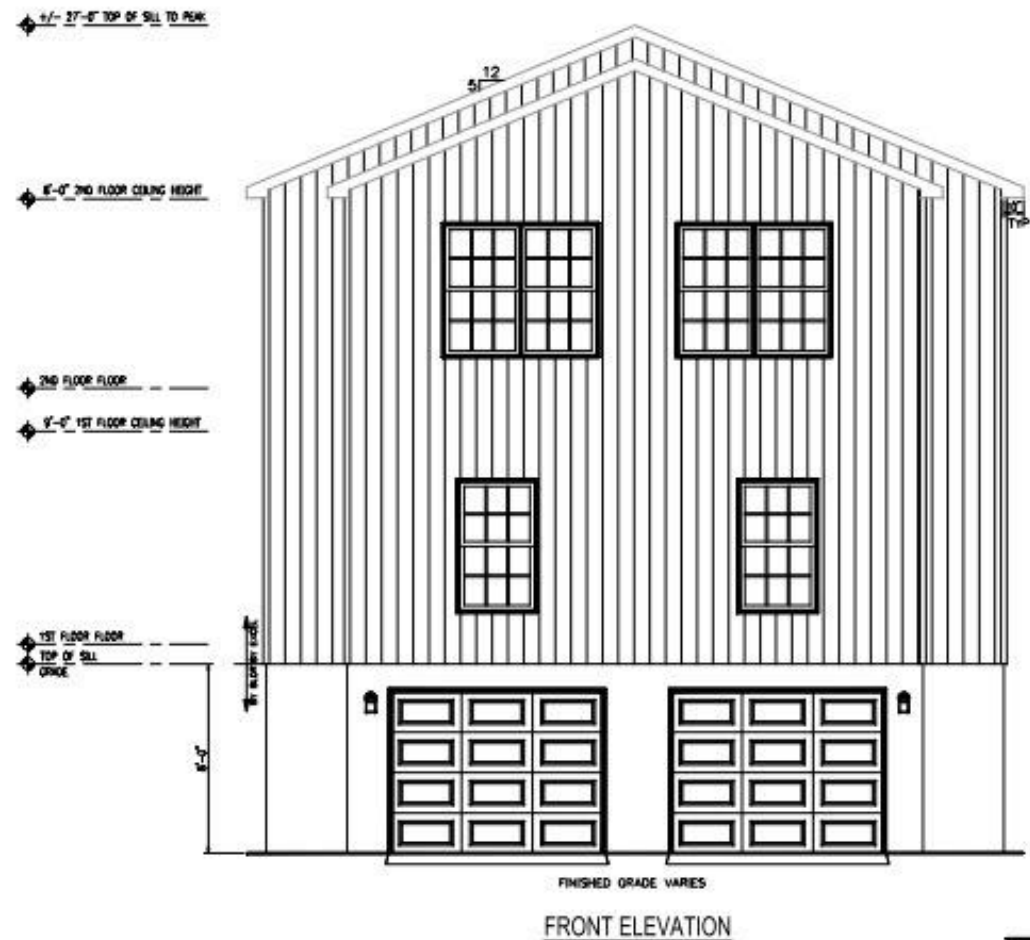
THIS HOME HAS BEEN DESIGNED SPECIFICALLY FOR:

CINCINNATI DUPLEX

3331 HACKBERRY STREET
CINCINNATI, OH ZIP
HAMILTON COUNTY

BUILDER:

INNOVALABS
DEVELOPMENT
GROUP



SITE CONDITIONS:	
GROUND SNOW LOAD:	20 PSF
WIND SPEED:	115 VILT MPH
EXPOSURE:	B
SEISMIC CATEGORY:	-
USE GROUP:	TWO FAMILY
CONSTRUCTION TYPE:	VB WOOD FRAME UNPROTECTED

SQUARE FOOTAGE:	
FIRST FLOOR:	772 SQ. FT. PER UNIT
SECOND FLOOR:	772 SQ. FT. PER UNIT
BONUS ROOM:	NA SQ. FT.
GARAGE:	NA SQ. FT.
TOTAL:	1,544 SQ. FT. PER UNIT
OVERALL SIZE:	31'4 1/4" x 50' 8"
MODEL:	2-STORY DUPLEX

NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY
2. GRILLS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY (SEE WINDOW MANUFACTURER CATALOG FOR ACTUAL GRILL PATTERN)

BUILDER / OWNER SIGNATURES:

ACCEPTED BY:	DATE:
TITLE:	

3 BR, 2.5 BA

1,550 sf @ \$120 sf delivered

OPEN FLOOR PLAN

1-CAR GARAGE

FRONT DOOR PORCH

BACK PATIO & GREEN SPACE



EVANSTON TOWNHOMES

MODERN AMENITIES MODERN STYLE





Duplex, Triplex, Townhomes & Rowhomes

A model for every community.

- Built and completed in a factory to adhere to state/local residential building codes (often exceeding fire, safety requirements)
- Built in less time and with less cost than traditional building methods.
- Urban infill models are ideally suited for City of Cincinnati's Connected Communities zoning reform



Energy Efficiency

All models are energy-efficient and include **Energy Star** appliances, vinyl double-hung windows and LED lighting. Options to upgrade to make homes **Zero Energy Ready** are now available.

What's next? A Vision for Our Region



Rather than being a region, state where innovative building methods, such as modular off-site construction, are so challenging, let's become the leader!!!

Michigan has shown us the modular building process makes urban infill projects financially viable as the path to revitalizing neighborhoods and increasing density.

Like Michigan, create a pattern book of creative urban infill and multi-family designs that can be built in Ohio.

Building a portfolio of homes that are already approved with State of Ohio stamp to be built anywhere in the state.



Emerging Trend - A New Class of Homes



01

FANNIE MAE

Modular & manufactured homes can be an answer to our nation's growing housing supply crisis.



02

INNOVATION

MH Advantage homes are a hybrid, built on a steel base, using standard building materials. MH Advantage Homes average \$25k less than stick built or modular homes.



03

THE TIME IS NOW

America's biggest apartment owner (Greystar) starting to build modular



Homes are where jobs go to sleep at night.



QUESTIONS?