



Mark Jeffreys
Councilmember

December 18, 2024

MOTION

Proposed Amendment - Modular/Manufactured Housing Pilot

WE MOVE that the Administration issue a Request for Proposal (RFP) for a modular or manufactured commercial apartment housing development to be piloted on a city-owned surface parking lot in Downtown.

WE FURTHER MOVE that the Administration issue a Request for Proposal (RFP) for a modular or manufactured residential housing development to be piloted on a city-owned lot outside of Downtown.

WE FURTHER MOVE that the Administration provide a report back to Council within 30 days on the feasibility of the RFP's prior to their release, identifying and outlining current suppliers, previous modular/manufactured developments in the region or in peer cities, high-potential site locations, and any other beneficial data to benchmark against.

STATEMENT

The City of Cincinnati is currently facing a housing crisis, and it's crucial for us to explore innovative solutions for housing development. One promising approach is modular and manufactured housing, where 80% to 90% of the structure is prefabricated in a factory setting. This method is gaining traction in cities across the nation, including nearby Columbus. We should test a similar strategy in Cincinnati.

With a surplus of city-owned surface parking and vacant lots, we have a unique opportunity to transform underutilized spaces into much-needed housing. Modular and manufactured housing offers numerous advantages: it can reduce construction costs compared to traditional on-site construction methods and decrease production time, allowing us to swiftly address housing demands.

Additionally, because modular and manufactured homes are constructed in a controlled factory environment, they have a significantly lower environmental impact than conventional building practices. We believe that establishing a modular apartment complex on a city-owned lot not only addresses our immediate housing needs but also serves as a pilot project for innovative, sustainable housing solutions.