

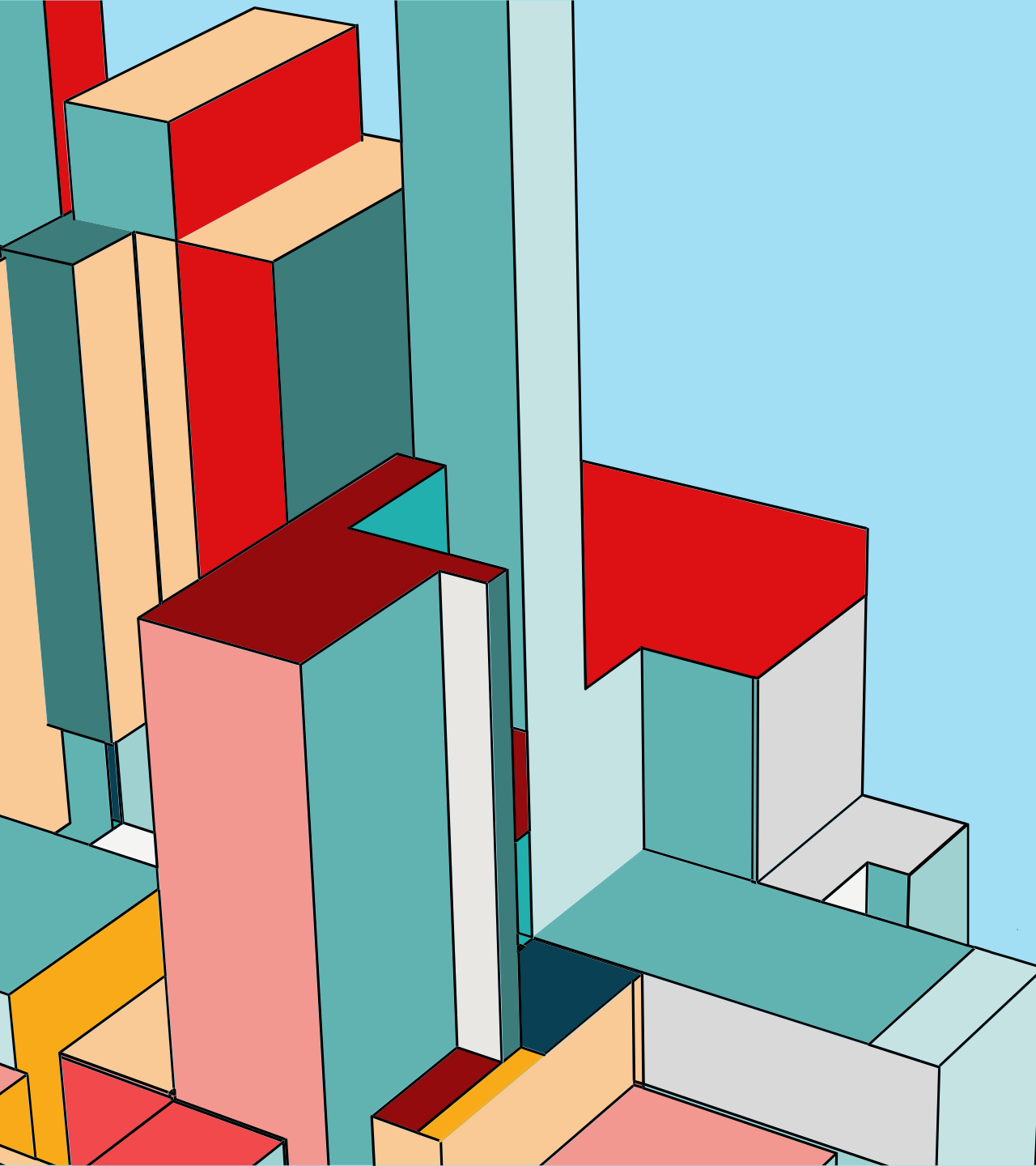


COMMUNITY
PARTNERS for
**AFFORDABLE
HOUSING**

**EVERYONE SHOULD
HAVE A PLACE TO CALL
HOME.**



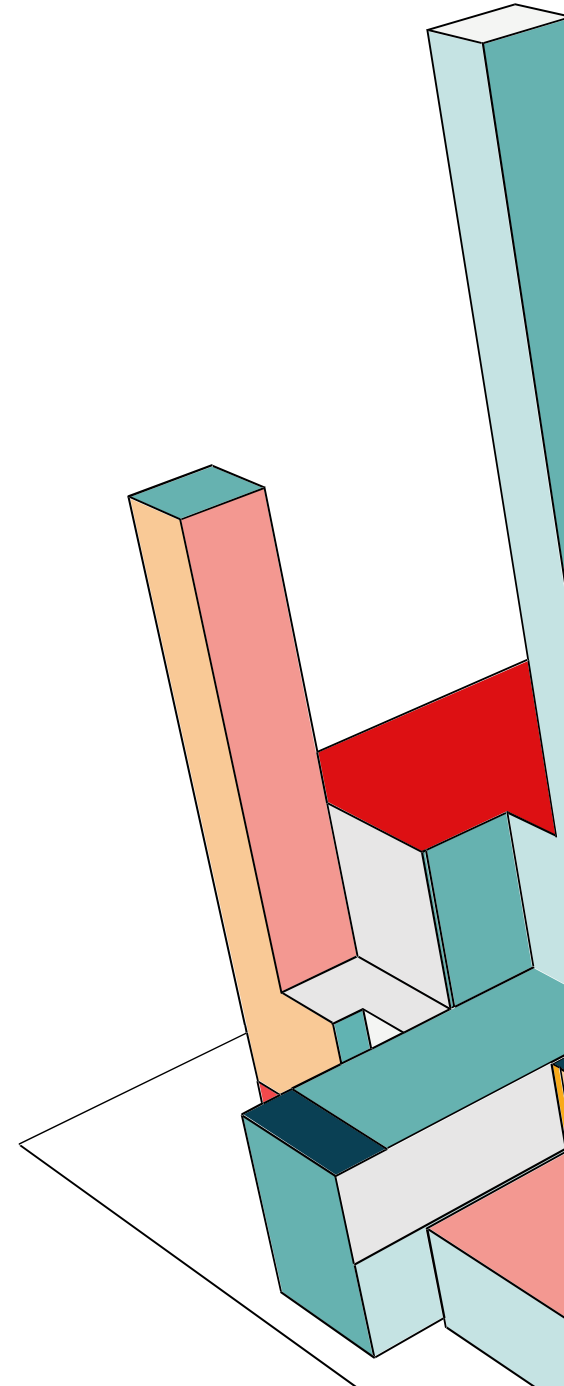
Affordable
Housing
Corporation
of Lake County



MODULAR FUTURE

AGENDA

- Intro
- Modular construction primer
- Examples of our work
- Removing the barriers
- Ensuring quality



A QUICK REFRESHER ON WHO WE ARE

- We help your residents...
 - Become more informed renters and self-sufficient homeowners
 - With needed, unaffordable repairs
 - Stay in their homes
 - Become first time homebuyers
- We help you...
 - Bring affordable housing into your community
 - Community Land Trust programs
 - Inclusionary Housing programs
 - Construction of affordable rental housing
 - Clean up blighted properties
 - Occupied Repair programs
 - Acquisition and rehabilitation
 - Consistent high-quality work we stand behind



BRAD DENNISON

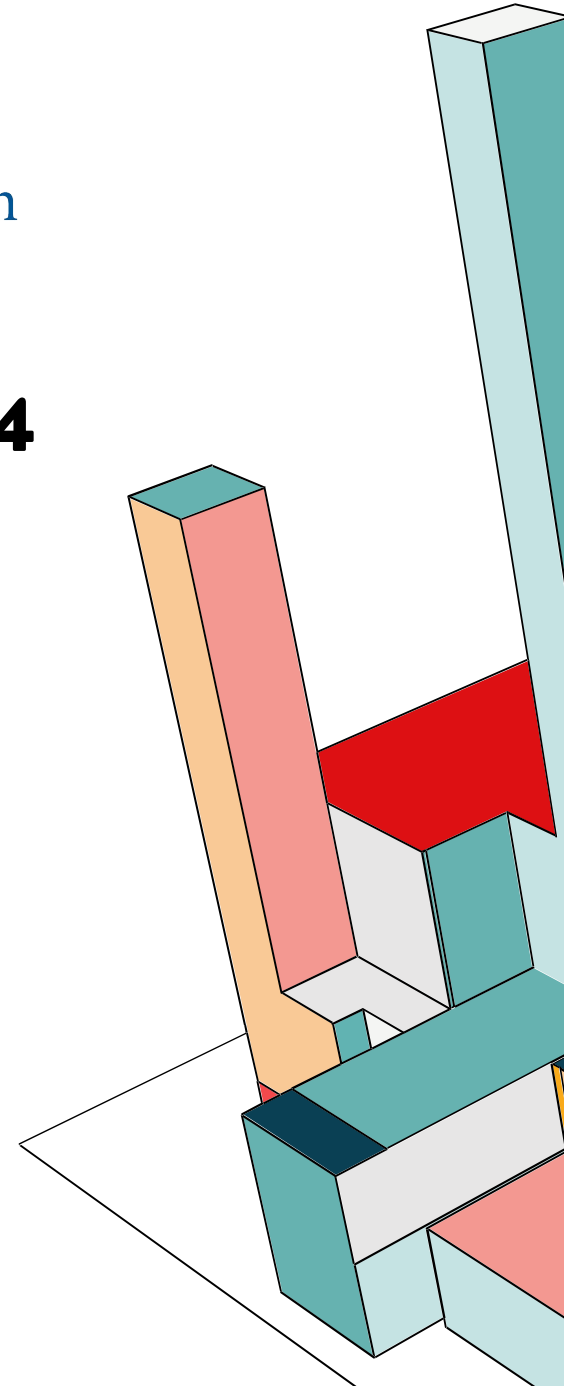
PRESIDENT

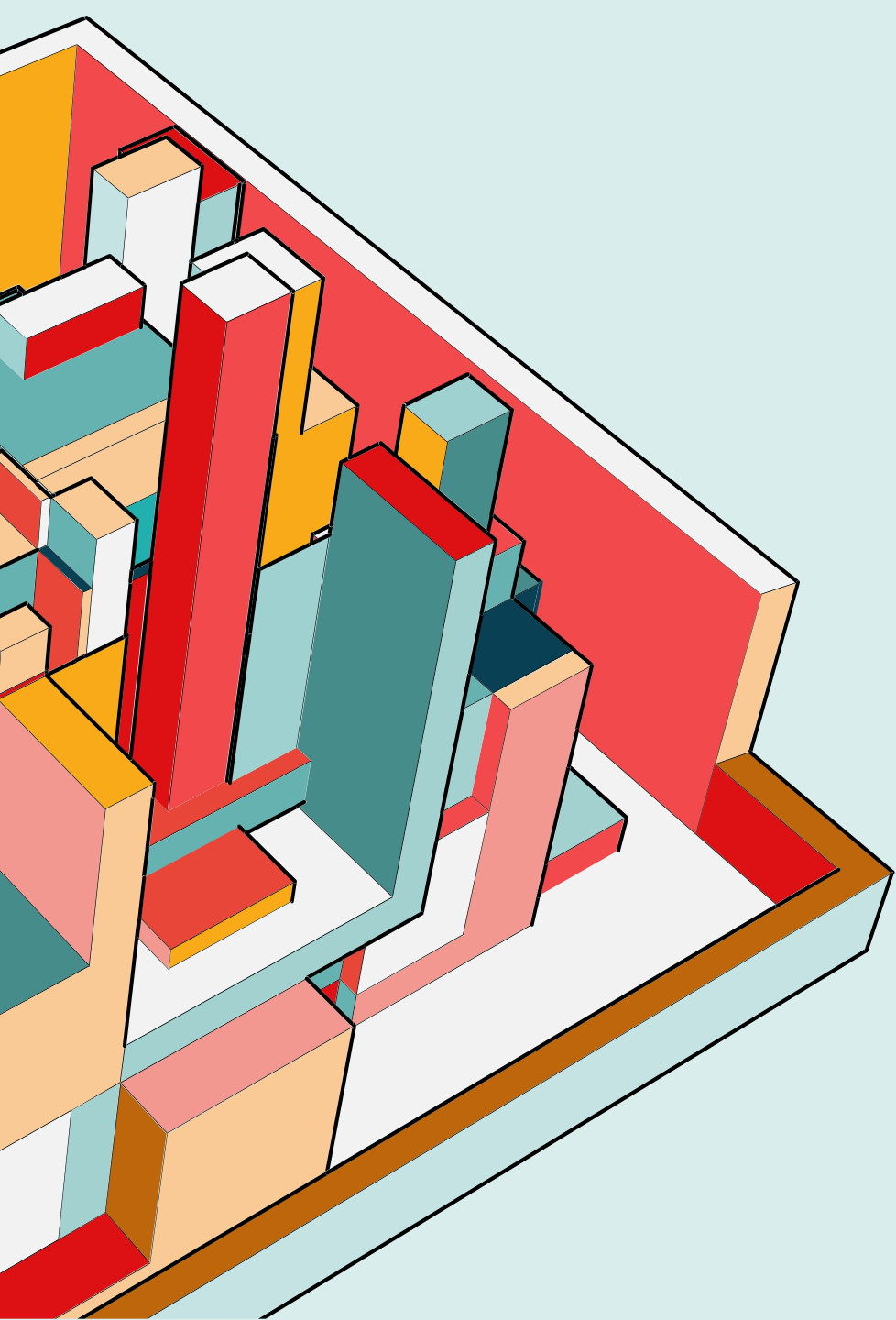


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BDENNISON@AHCLC.ORG | 847-886-0211 X34

- AHC is the construction focused sister company to CPAH
- I have a history of for-profit affordable housing acquisition and rehabs
- Made the shift into the Non-Profit world about 1 year ago
- Limited direct experience with Modular construction myself, however:
 - I've done a great deal of research on the topic;
 - I've toured two factories; and
 - I will be working on 52 modular homes next year.
 - And, I brought along a ringer!



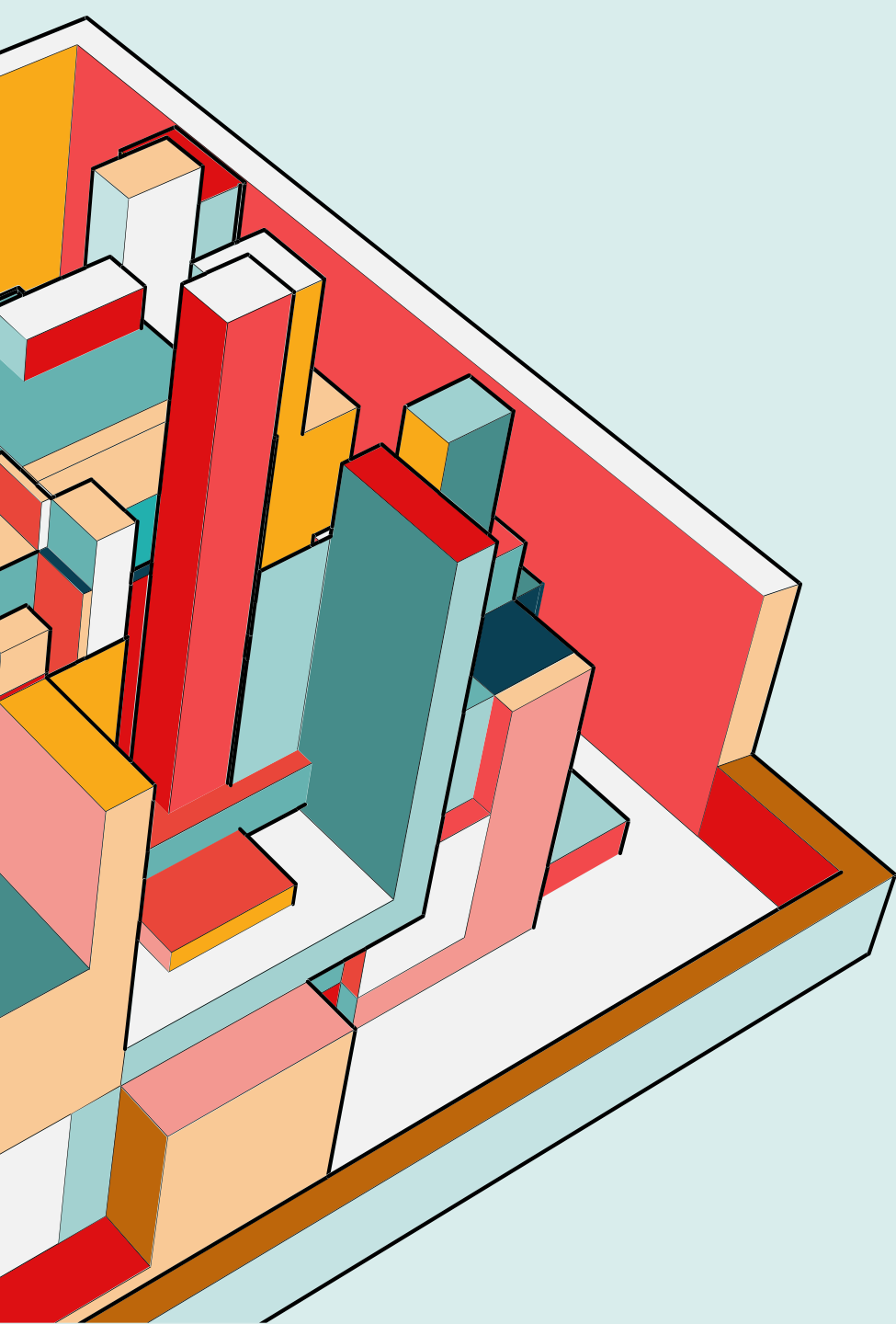


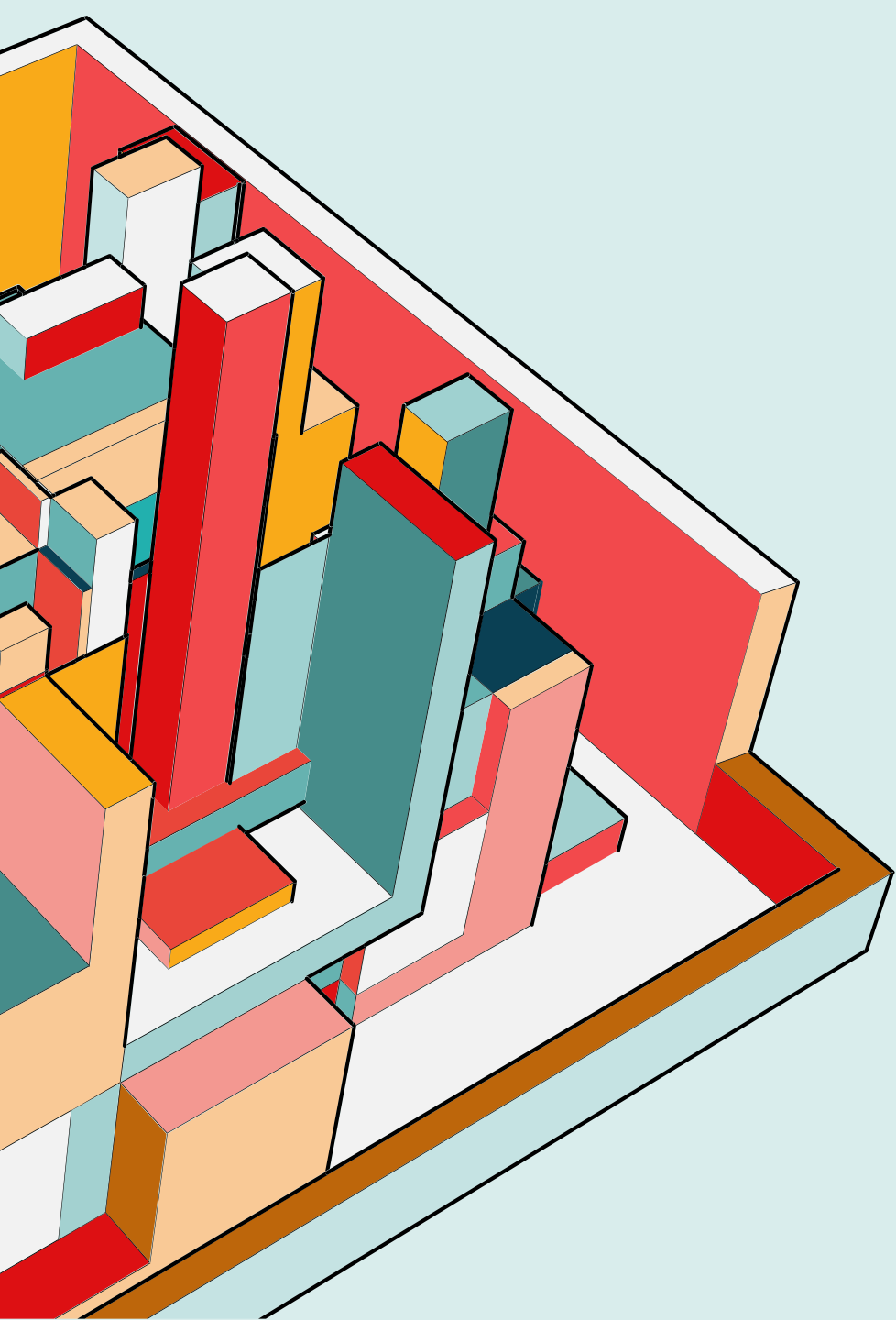
LET'S CLEAR THINGS UP.

- Manufactured Homes
- Tiny Homes
- Panelized Homes
- Modular Homes

LET'S CLEAR THINGS UP.

- Manufactured Homes (AKA Mobile Homes)



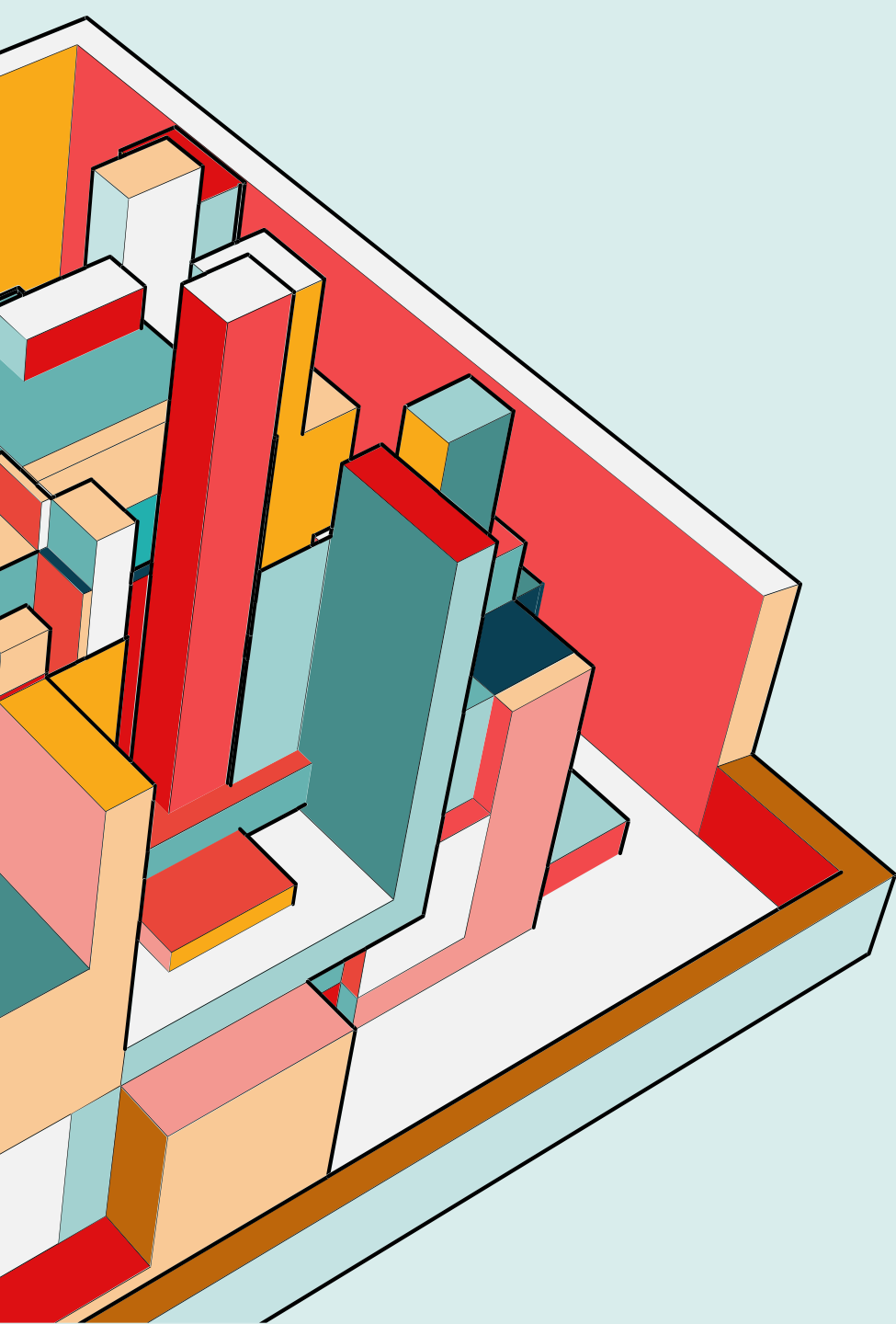


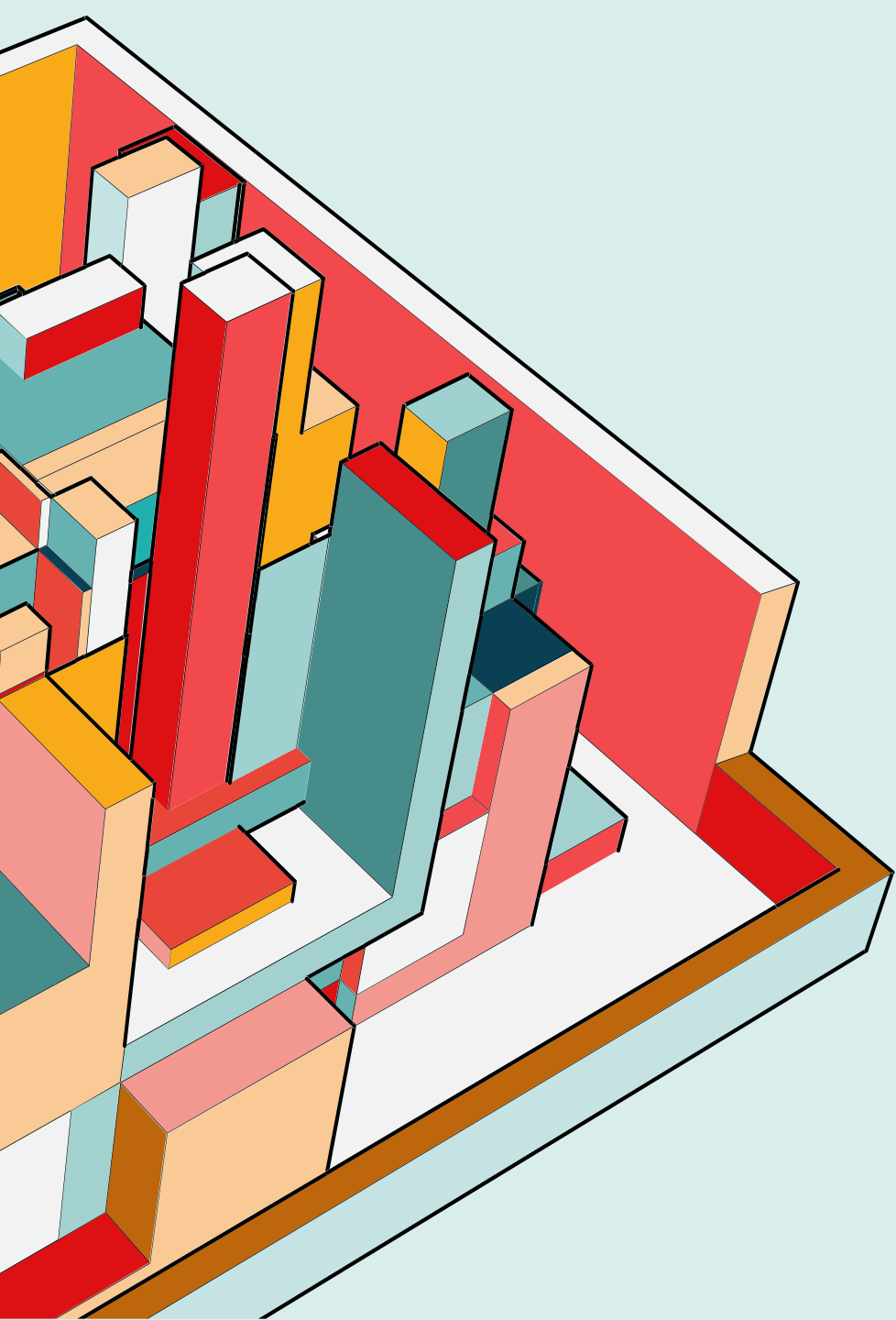
LET'S CLEAR THINGS UP.

- Manufactured Homes (AKA Mobile Homes)
 - Inexpensive
 - National HUD standards NOT local building codes
 - New standards since 1976
 - Depreciate over time (no equity build up)
 - Not permanent
 - Associated with mobile home parks

LET'S CLEAR THINGS UP.

- Tiny Homes



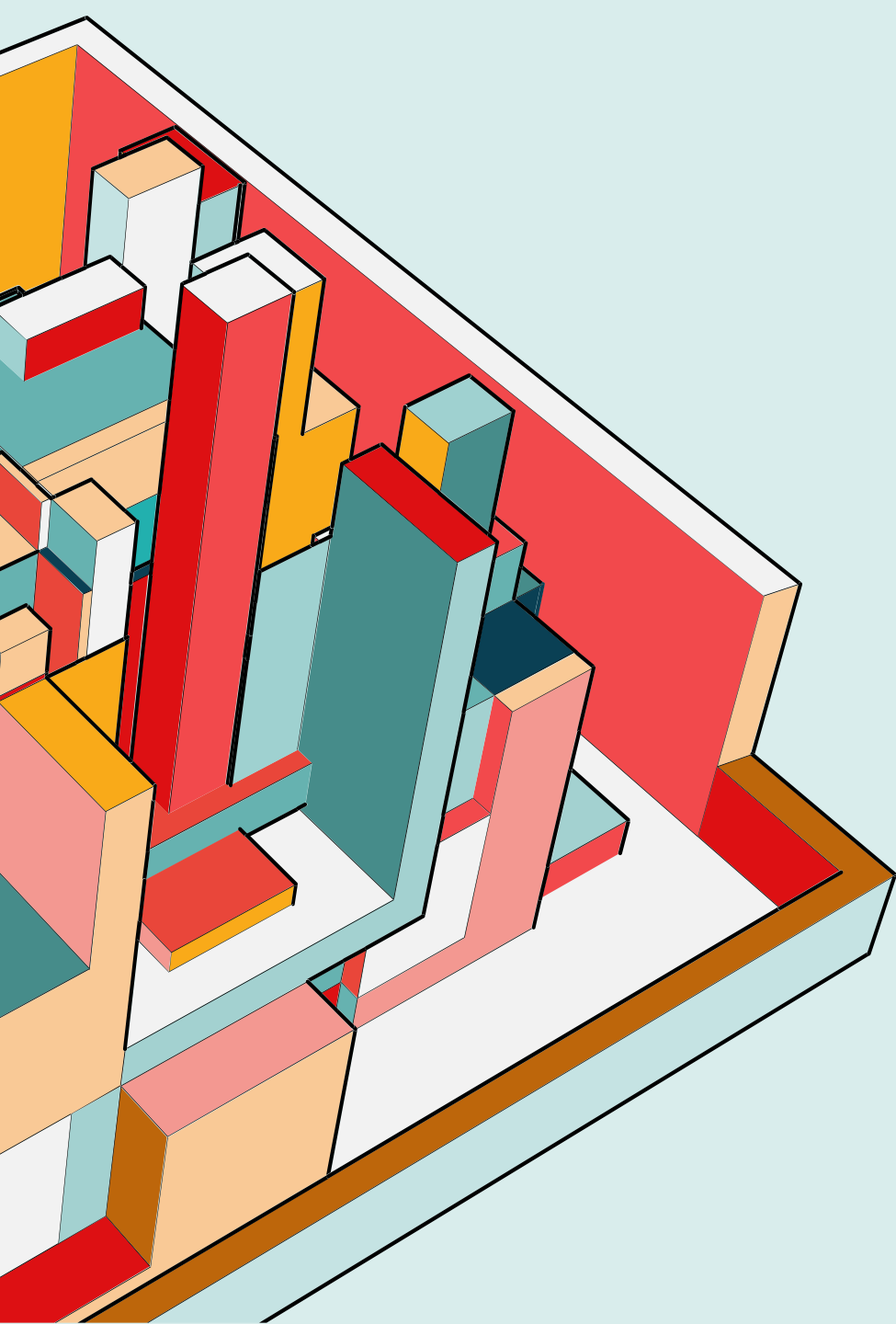


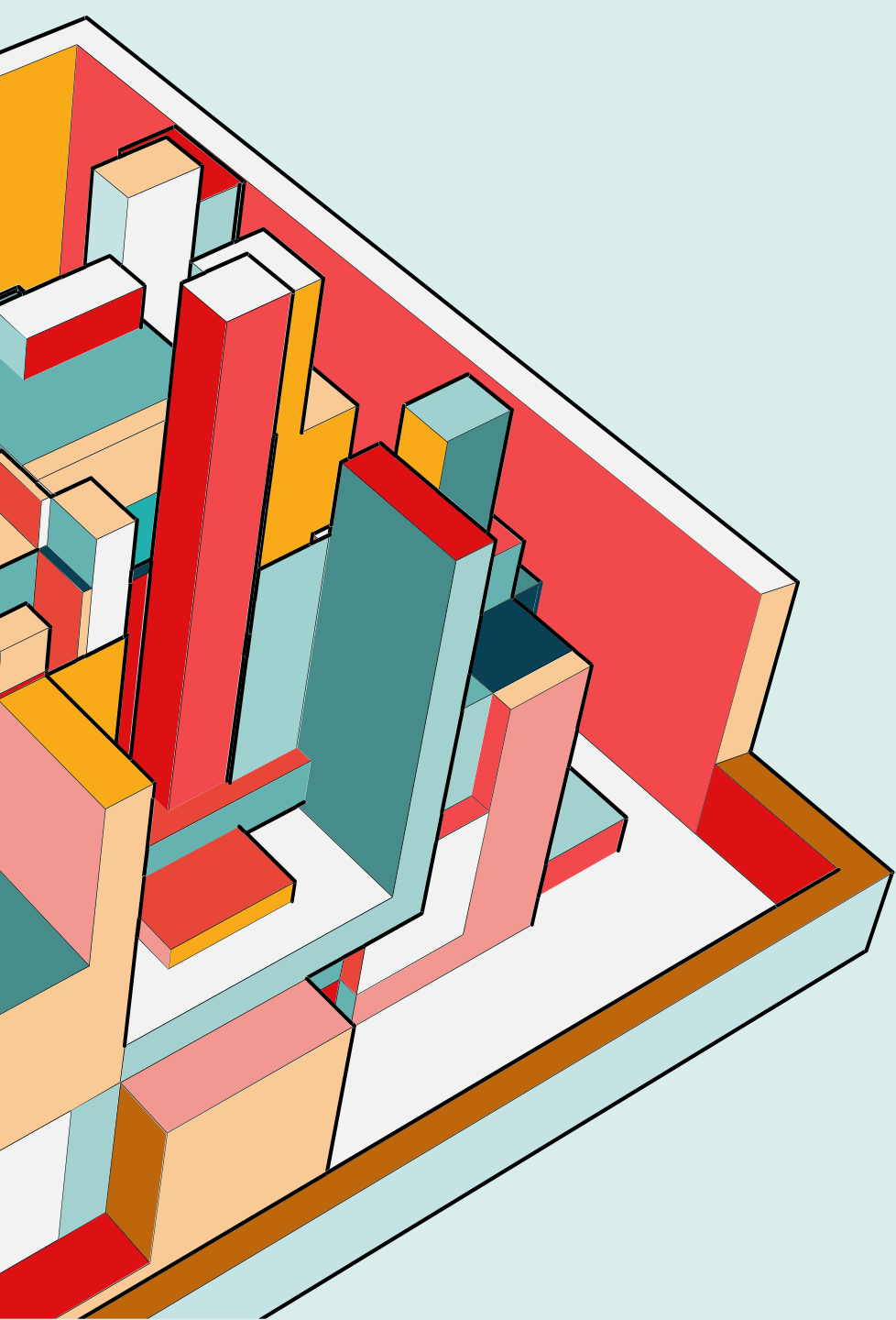
LET'S CLEAR THINGS UP.

- Tiny Homes
 - Often built like modular homes
 - ≤ 500 SF
 - Trendy
 - Eco-conscious / minimalist living
 - Must meet local codes
 - Possible for ADUs especially when affordable housing stock is limited

LET'S CLEAR THINGS UP.

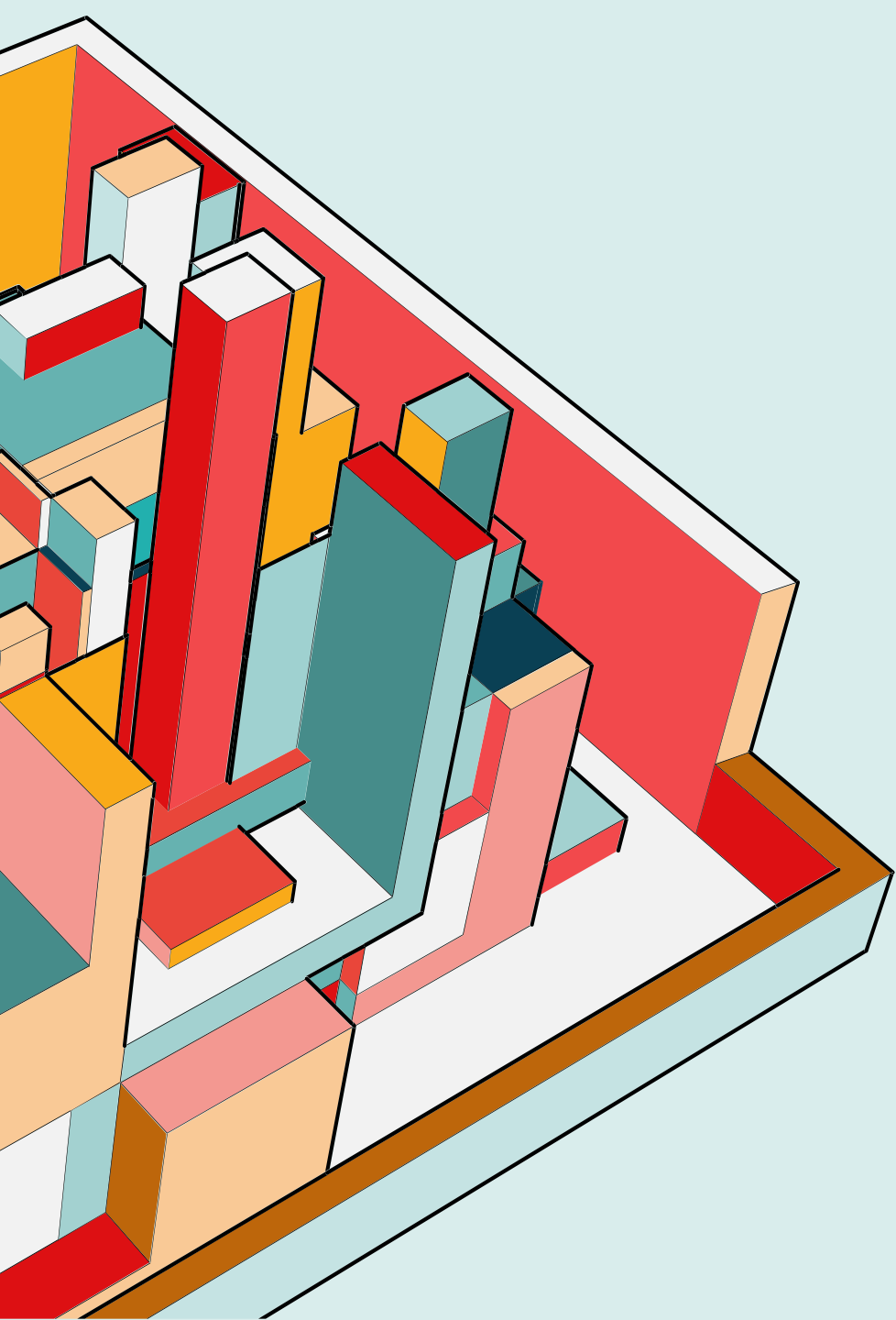
- Panelized Homes





LET'S CLEAR THINGS UP.

- Panelized Homes
 - Built in panels (walls, floors) in a factory and assembled on-site
 - Subject to local building codes
 - All inspections are on-site
 - Faster construction
 - Greater quality control
 - Used by many large-scale home builders



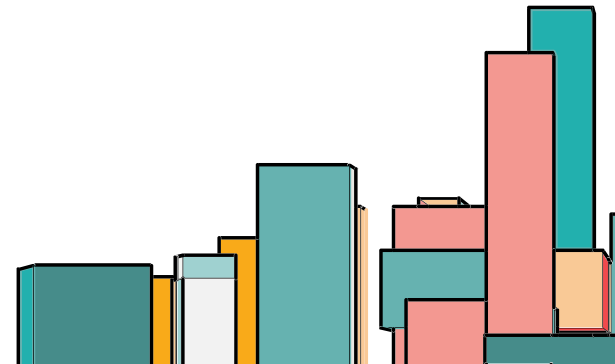
LET'S CLEAR THINGS UP.

- Modular Homes
 - Subject to local building codes
 - Less expensive, faster, and equal or higher quality construction
 - Same long-term value and equity/wealth generation
 - Indistinguishable from stick built
 - Minimal design restrictions

MODULAR HOMES



- Built in sections in a factory



MODULAR HOMES



- Built in sections in a factory
- Shipped to and assembled on-site



MODULAR HOMES



- Built in sections in a factory
- Shipped to and assembled on-site
- Local codes enforced
- Inspections in the factory and on-site.



MODULAR HOMES



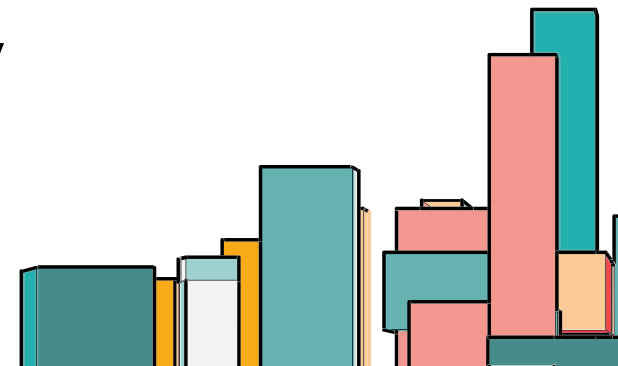
- Built in sections in a factory
- Shipped to and assembled on-site
- Local codes enforced
- Inspections in the factory and on-site.
- Multi-story



MODULAR HOMES



- Built in sections in a factory
- Shipped to and assembled on-site
- Local codes enforced
- Inspections in the factory and on-site.
- Multi-story
- Multi-family



MODULAR HOMES



- Built in sections in a factory
- Shipped to and assembled on-site
- Local codes enforced
- Inspections in the factory and on-site.
- Multi-story
- Multi-family
- Customizable





SUCCESS STORIES

SUCCESS STORIES

Kennedy Crossing in North Chicago

Eight affordable 3-bed 2-bath homes of different designs

[Link to video](#)



SUCCESS STORIES

1235 Victoria Ave., North Chicago

Four 2-Bed, 1-Bath units



SUCCESS STORIES

710 Lagoon Ter, Round Lake Beach

323 E. Willow Dr., Round Lake Beach

354 S. Lake Shore Dr., Mundelein

390 S. Lake Shore Dr., Mundelein



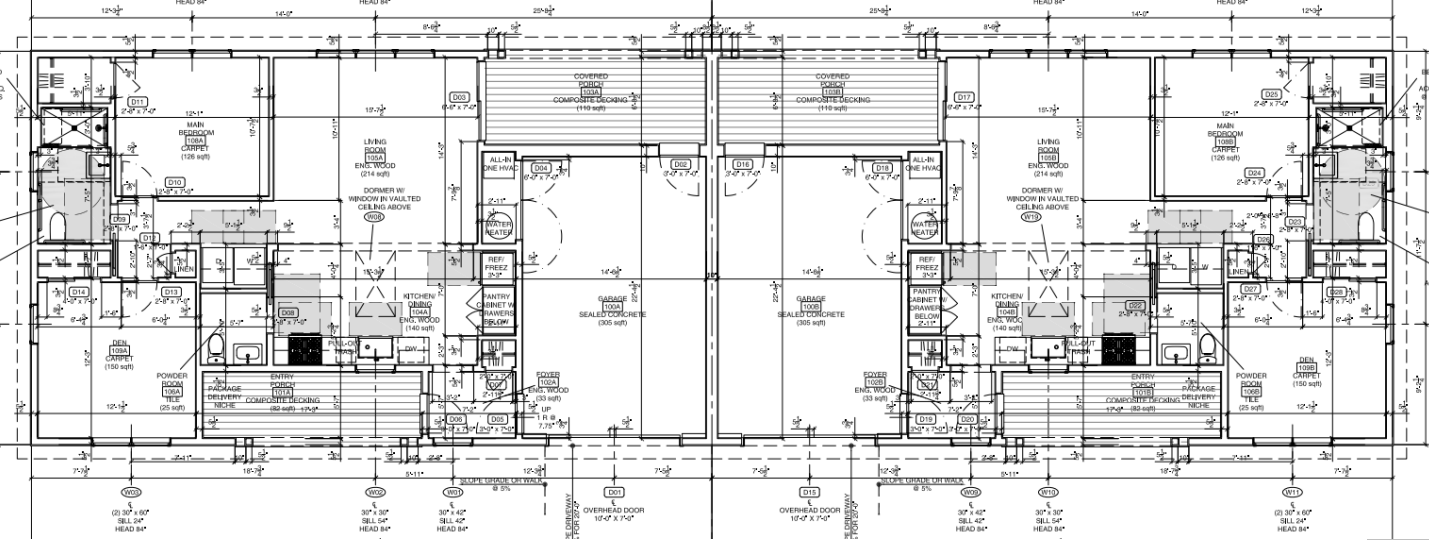
COMING 2025

Lake Plain Senior Residences

40 units across 11 buildings
Plus a community center
Beach Park

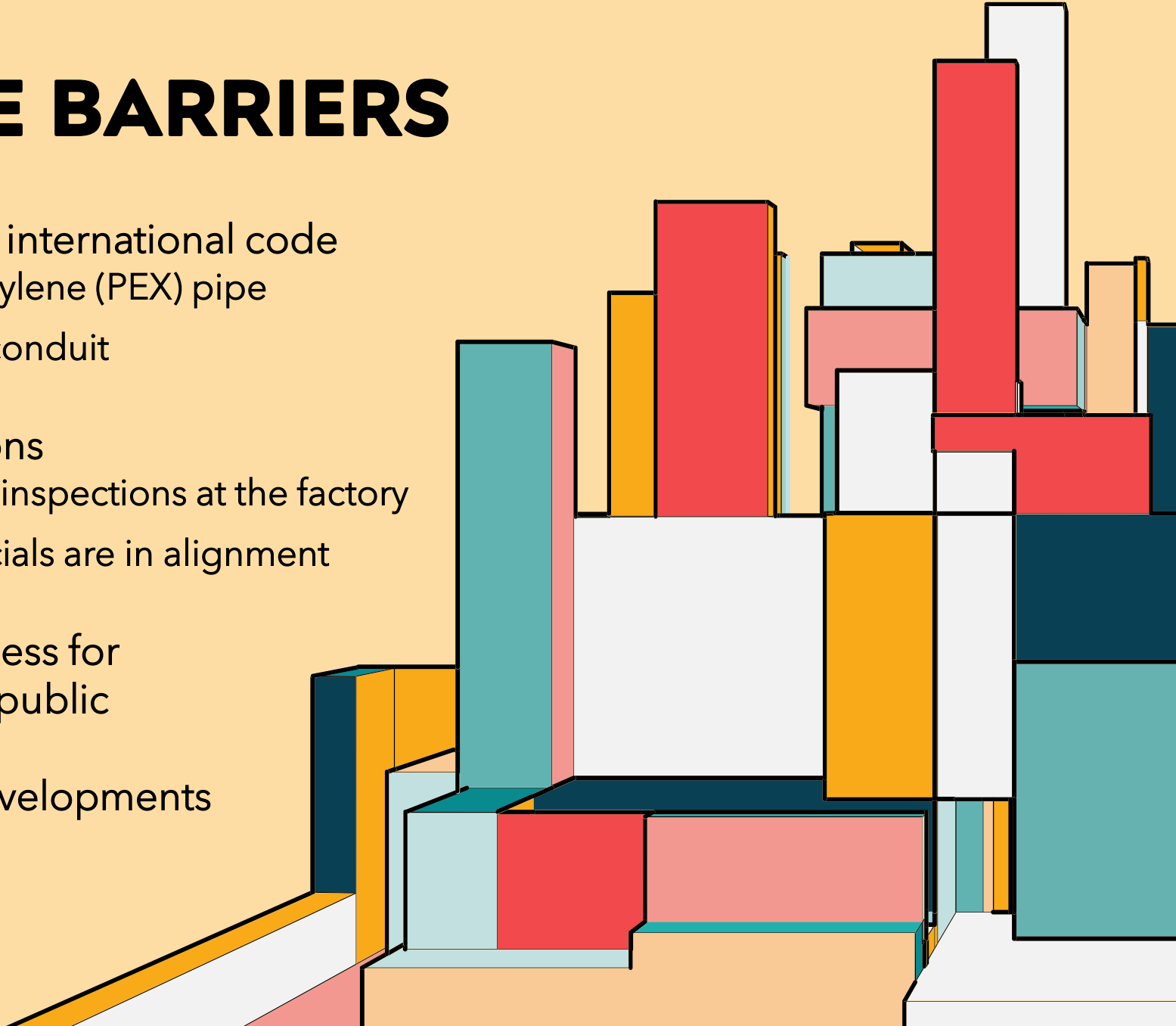
Lake Forest Senior Cottages

12 units across 6 buildings



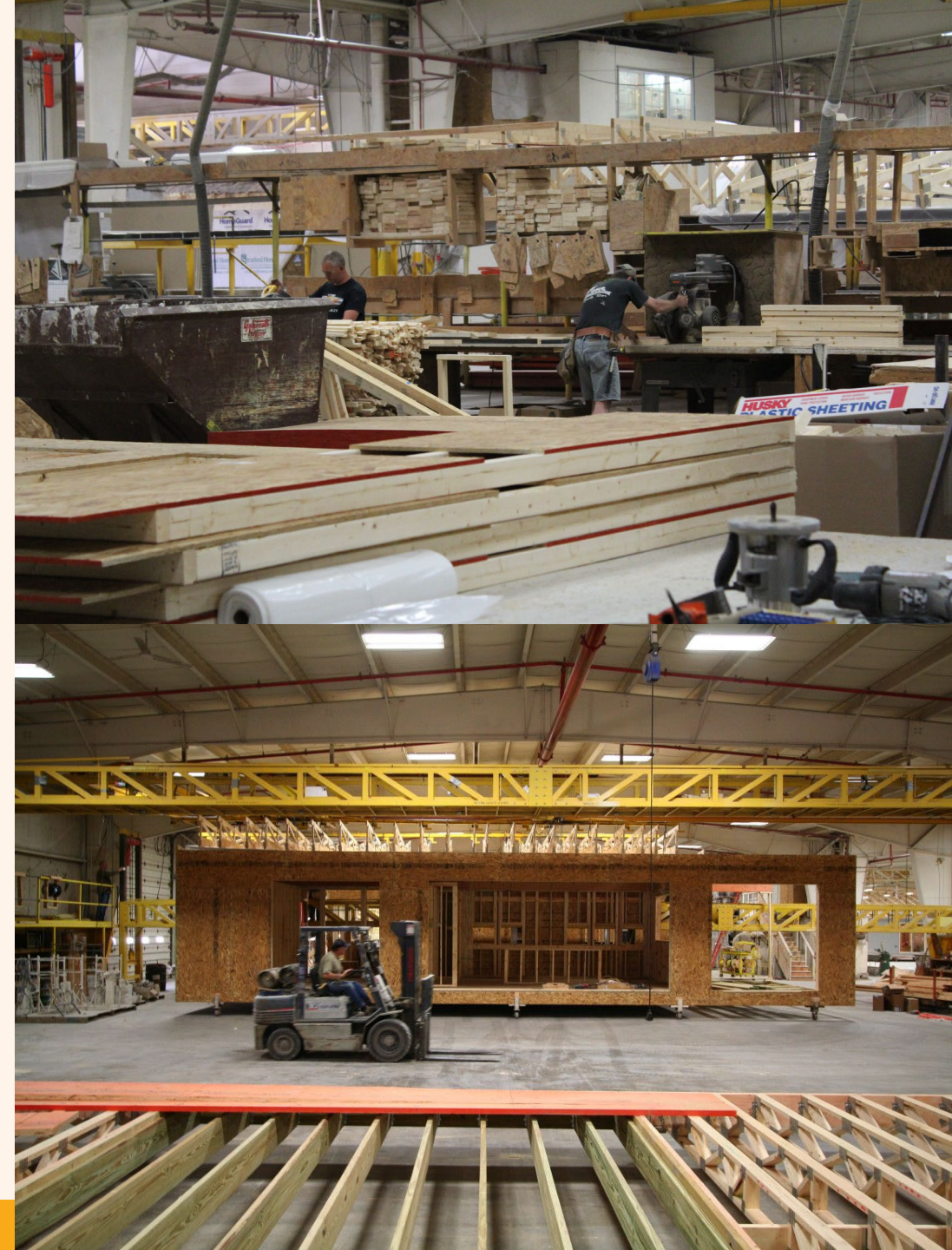
REMOVING THE BARRIERS

- Avoid/Remove amendments to international code
 - Allow for crosslinked polyethylene (PEX) pipe
 - Allow for Romex, instead of conduit
- Reduce the burden of inspections
 - Allow for 3rd party accredited inspections at the factory
 - Ensure the local building officials are in alignment
- Education, training, and awareness for local officials, builders, and the public
- Offer incentives for modular developments



ENSURE QUALITY

- Require ICC Accredited Inspections
- Continue standard on-site inspections
- Ensure everyone has proper Licensing and Certification
- Incentivize other certifications such as Energy Star & LEED
- Dispel the negative feelings around prefabrication
 - Built to the same standards as a stick-built home
 - Built inside in a weather-controlled environment
 - Higher level of quality control (fewer variables and on-site quality assurance)
 - Built for transportation and lifting by cranes





DISCUSSION?

Ask us anything!



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