

### Attachment 3

The following paragraphs were inserted at the end of the *Construction Costs* (single-family) section on page IV-7:

#### *Alternative Construction Methods*

The most common type of single-family home construction in the Region is the traditional site-built home. This construction process requires the labor (contractors and various sub-contractors such as electricians and plumbers) to build the home on-site. It also requires the materials used in the construction of the home to be delivered directly to the home site. An alternative to the site-built construction process is the building systems construction process (sometimes referred to as off-site construction), which results in a modular or panelized home. Modular homes are constructed in segments in a factory using assembly line techniques. The segments (or modules) are then delivered to the home site and set on a permanent foundation. About 90 percent of the construction process takes place off-site, with a local contractor completing the finishing work on the home site.

Modular homes are typically constructed in a shorter period of time and are less costly to construct than site-built homes. The time and cost savings are attributed to the indoor assembly line approach to construction. This approach reduces delays in construction due to weather and availability of labor. The delivery of construction materials is also more efficient. While the building systems approach to home construction has time and cost savings advantages, the site-built construction process is much more common. Modular homes accounted for less than 10 percent of the new homes constructed in the Midwest in 2001;<sup>1</sup> however, the City of Milwaukee has been recognized as a national leader in the use of modular homes as a method of providing new affordable single family housing. Figure IV-11 shows examples of modular homes recently constructed in the City of Milwaukee.

A manufactured home is also a less expensive alternative to a traditional site-built home. Like modular homes, manufactured homes are constructed in a factory; however, they differ from modular homes. Modular homes are built following local building code requirements (the State Uniform Dwelling Code is followed in the Southeastern Wisconsin Region), while manufactured homes are required to meet the National HUD Code for manufactured homes. All HUD Code manufactured homes have a steel undercarriage that supports the home and it is delivered to the site on its own wheels and axels. The wheels and axels are removed when the home reaches the site and it typically rests on steel piers as opposed to a permanent foundation. Although manufactured homes are a less expensive alternative to site-built homes, they are often associated with “mobile homes” or “trailer homes” and not all communities in the Region allow them.

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<sup>1</sup> *National Association of Homes Builders.*

The following paragraph was inserted at the end of the *Construction Costs* (multi-family) section on page IV-14:

*Alternative Construction Methods*

The building systems construction process, as previously described for single-family housing, can also be applied to multi-family housing. This construction method can also help to reduce the cost of developing multi-family housing. An example of a multi-family housing development in Southeastern Wisconsin that used the building systems construction process is shown in Figure IV-15.

**Figure IV-11**

The following photographs are single-family homes using modular construction developed by Ezekiel Community Development Corporation in the City of Milwaukee:



**Figure IV-11**  
**(continued)**



*Source: SEWRPC.*

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**Figure IV-15**

The photograph below is a multi-family housing development using modular construction (the Bishops Woods development in the City of Milwaukee):



*Source: Continuum Architects + Planners, S.C.*

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