

# *“When Houses Fly”*

One developer’s modular journey



**NATIONWIDE CHILDREN'S**  
*When your child needs a hospital, everything matters.™*

# HEALTHY NEIGHBORHOODS HEALTHY FAMILIES

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**Healthy Homes**

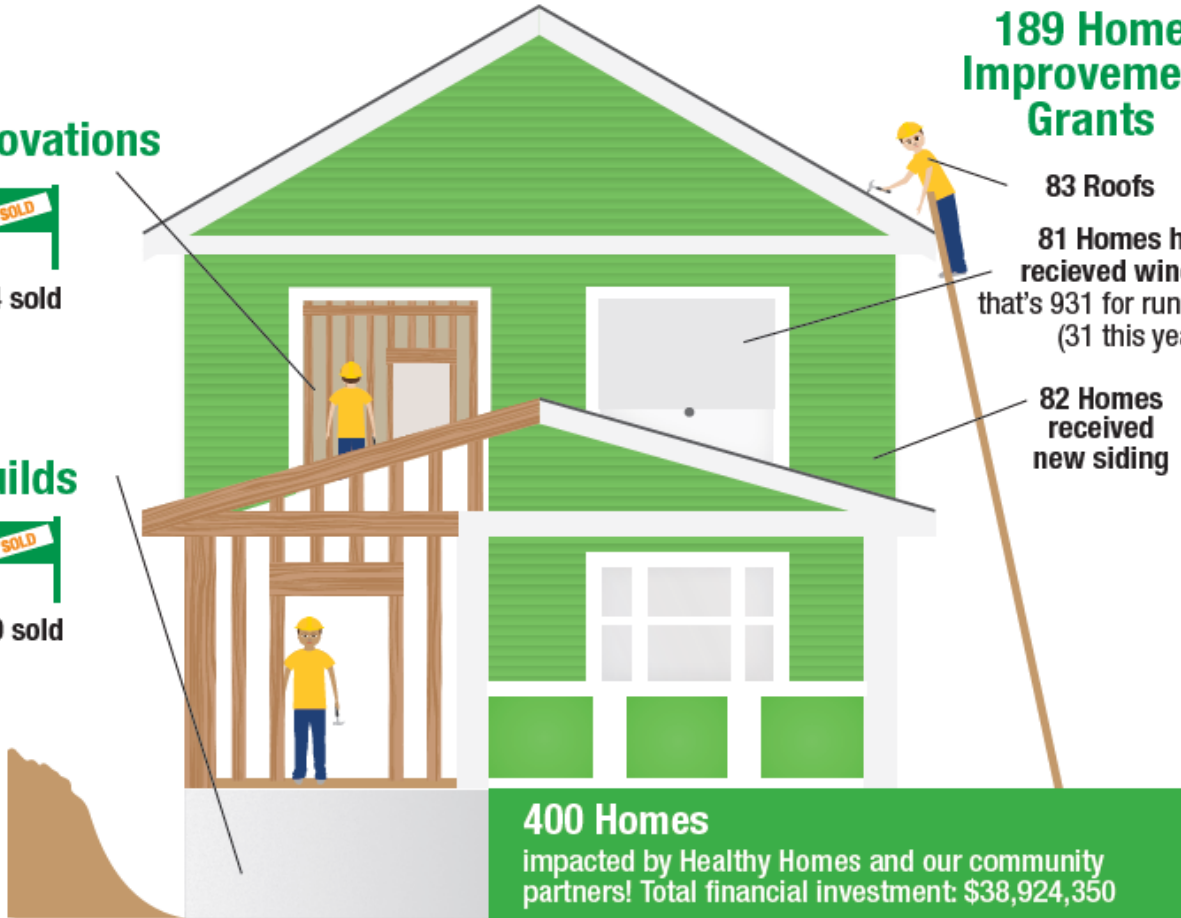
## 134 Home Renovations



## 40 New Builds



Additional 37 homes completed by the Home Again program, Homeport and Community Development for All People



## 189 Home Improvement Grants

- 83 Roofs
- 81 Homes have received windows that's 931 for running total (31 this year)
- 82 Homes received new siding

*Our focus on partnerships and collaboration has fueled our effectiveness in our community. We are extremely grateful for our collaborators.*



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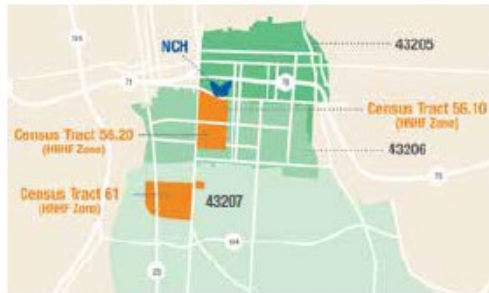
# Healthy Homes

Impact area through the years

2008



2012



2018



Healthy Homes

858 Stanley Avenue - Before & After

*The South Side Renaissance is made possible by these funders:*





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**AFFORDABLE HOUSING**

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## Turns out I was wrong...



- Built in weeks instead of months. Homes arrive 80% complete
- You can create a custom design
- Quality is consistent
- More environmentally friendly



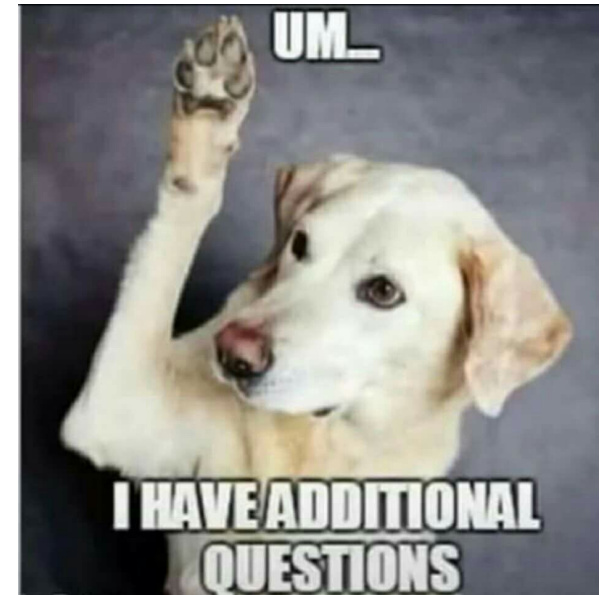
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1. What will it cost?
2. Who will put the pieces together?
3. Will the City approve?
4. Will the board, neighbors and funders get on board?
5. How much will it cost...*really*?



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## A look at the numbers

### “The Otis”

- 1,259 sq. ft.
- 3 beds | 1.5 baths
- 2-car parking pad
- Total cost for home \$195K  
(\$155/sq. ft.)



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## More cool factory photos





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# Delivery Day



Start of the day, foundation ready...



First box being lifted off the semi and onto the foundation



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The view when I drove home from work that night, all buttoned-up.



...59 days later



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Interior photos  
of "The Otis"





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So--- would you do it again?





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# Coming up in 2021...



Per Side:  
3 Beds | 2 Baths  
First Floor Master  
\$148/sq ft



Per Side:  
3 Beds | 1.5 Baths  
\$132/sq ft



3 Beds | 1 Baths  
\$151/sq ft



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**PROS:**

- Reduced construction time & construction financing
- Reduced need for construction management from the Healthy Homes team
- High quality (reduced maintenance costs)
- Ability to standardize product
- Reduced opportunity for loss/job site theft
- Fully customizable
- Ability to keep working thru cold winter months

**CONS:**

- Sometimes extra costs
- MBE contractor participation
- Some models don't make sense

**Issues we hope will get better over time:**

- Subcontractor comfort level with product
- Utility hook-ups
- Cost



### Median Household Income:



Healthy Homes Household:

\$28,016

Average Healthy Homes Rent 3BR:

\$824



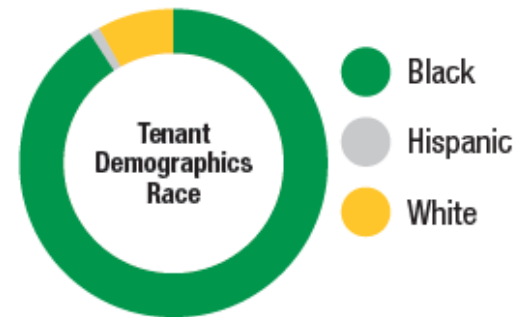
Columbus Household:

\$52,971

Average Columbus Rent 3BR:

\$1,295

### Race:



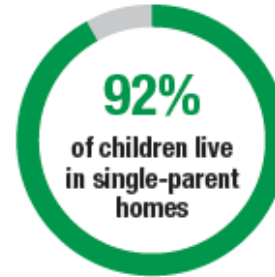
### Our Residents:

Total Children:

85

Total Residents:

162



Healthy Homes



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## Contact Info:

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