

FOR IMMEDIATE RELEASE

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PRESS RELEASE

The City of Coldwater Installs MSHDA Financed Modular Home

Coldwater, Michigan. October 11, 2019 – The City of Coldwater installed a new modular home at 74 Thompson Boulevard on Thursday, October 10th. The house is being financed by a re-payable grant through the Michigan State Housing Development Authority (MSHDA). The program is intended to demonstrate that new single-family homes can be built affordably using modular construction techniques. It is hoped that the house will be finished and ready for sale by Thanksgiving.

The primary intent of this MSHDA program is to provide an example of affordable single-family housing in this price range, hopefully inspiring others to use modular building techniques to help fill this housing void. MSHDA hopes that this program will in one way help to solve a cost issue in housing construction that limits the number of single-family housing being built in Michigan.

“New single-family residential construction is often built for the higher income market. The cost of site-built construction often means lower and moderate-income households cannot afford them,” said Baker. “Because of this, lower-income housing generally tends to consist of existing older housing stock. Houses in the \$150,000 to \$200,000 range are not being built at a rate necessary to meet demand statewide.”

In Coldwater’s case, “this was due in part to Clemens’ influence on the City’s labor and housing market,” stated City Manager Keith Baker. “Branch County already had a documented housing shortage and Clemens, in providing hundreds of new jobs in the region, created a need for additional affordable single-family housing.”

“Coldwater was the first community in the state to receive funding through the MSHDA MOD program,” said MSHDA’s Acting Executive Director Gary Heidel. “The city meets the necessary criteria of having a workforce housing shortage, is an income-eligible community and has available sites for in-fill or new construction. This innovative modular structure will fill a need for affordable new housing in the community and serve as a catalyst for additional affordable modular housing throughout Coldwater.”

The house was manufactured by the General Housing Corporation located in Bay City, MI. The house was installed over the course of one day. The finished home will include a site-built two-car garage, porch, and concrete patio. Final electrical, plumbing, HVAC and other interior finishes will be completed between now and Thanksgiving when it is projected to be available for purchase.

More information for those interested in purchasing the home will be released in the coming weeks.