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Gov. Whitmer Awards Grants to Help Build Seven Modular Homes and Address Affordable Workforce Housing Shortages

LANSING, Mich. – Today, Governor Gretchen Whitmer announced seven local government and nonprofit organizations across the state will receive nearly \$1.4 million to construct seven modular build/modified technology homes. The grants will reduce the typical single-family home construction timeline and allows housing to be made available for immediate occupancy.

“We need to work together to build more attainable, affordable housing so Michiganders have a place to call home,” said **Governor Whitmer**. “These grants will incentivize the construction of affordable housing, reduce the build timeline, and ensure families can move in immediately. Getting this done will empower workers and have a positive effect on local economies. Let’s continue working together to increase the supply of affordable housing, and build on the bipartisan investments we have made in the [Building Michigan Together](#) Plan.”

The Michigan State Housing Development Authority’s (MSHDA) [MOD](#) program provides governments, nonprofit organizations, and housing associations access up to \$200,000 in construction financing through a repayable loan to create modular build/modified technology homes. It is anticipated that the funds will be recycled and generate funding to build an additional seven homes, which will bring the program total to 14 modular build/modified technology homes.

“The roadblocks impacting the creation of equitable pathways to quality, attainable housing requires creative solutions, which is exactly what the MSHDA MOD program delivers,” said **Tonya Joy**, MSHDA Neighborhood Housing Initiatives Division director. “By leveraging modular builds and modified technology homes, communities across Michigan can quickly scale their workforce housing to support local economic growth and development.”

Communities and organizations receiving MSHDA MOD loans include:

| Community or Organization | City | MOD Loan Amount |
|------------------------------------|-------------|------------------------|
| City of Albion | Albion | \$200,000 |
| Detroit Land Bank Authority | Detroit | \$200,000 |
| Four County Community Foundation | Imlay City | \$200,000 |
| Genesee County Land Bank Authority | Flint | \$196,000 |

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| Habitat for Humanity of St. Joseph County | Three Rivers | \$200,000 |
| Jones Construction and Development LDHA | Detroit | \$200,000 |
| Village of Cassopolis | Cassopolis | \$200,000 |

Construction will begin this summer and is expected to be completed in late 2023 or early 2024. The Genesee County Land Bank Authority will be a modular tri-plex build, a first for the MSHDA MOD program. To date, 12 modular homes have been completed and sold to homebuyers.

To learn more about the Michigan MOD program, [click here](#).

About Modular Build / Modified Technology Homes

Modular homes are built in sections in a climate-controlled home building facility, then transported to the project location where the sections are assembled and installed. Modular homes can be built efficiently, saving time, and cost, to accommodate immediate workforce housing needs and facilitate affordability. There are many benefits associated with this style of construction. Modular housing typically offers a 30 to 50 percent shorter construction schedule. The efficiency of utilizing the same off-site build process for multiple homes decreases costs as well. Modular housing is also less impacted by weather delays and the difficulty of finding skilled laborers.

Modified technology housing is an alternative method of construction that is neither solely stick-built nor 100% modular construction. It often uses modified technology with unconventional, cutting-edge methods to create economical, energy efficient design that can speed up construction time for affordable housing units.

Governor Whitmer’s Housing Investments

Since taking office, the Whitmer-Gilchrist Administration has made several investments to help families find a place to call home. The administration helped thousands of families buy homes with the [Down Payment Assistance Program](#) and [MI Home Loan Mortgage Program](#), and provided services through the Housing Education Program to encourage homeownership and assist homeowners with the transition to new housing.

The governor also proposed funding for [home repair and plumbing improvements](#) for low-income households and encouraged housing developers to meet higher levels of [sustainability commitments](#) and energy efficiency by shifting construction of new units near amenities essential to healthy living like parks, grocery stores, and more.

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