

Bonham Housing Action Plan

PREFABRICATED HOUSING



Bonham should consider supporting the creation of one or more small housing developments using prefabricated housing products. These products offer two advantages. First, they can quickly deliver housing. Second, they offer some cost savings over manually-built housing.

Prefabricated Housing Concept Background

Prefabricated housing delivers new homes on permanent foundations. These foundations can be pier and beam or slab. In contrast, mobile homes have temporary foundations. Prefabricated homes are indistinguishable internally and externally from homes built manually on site. These homes have long been envisioned as a promising approach to supplying less expensive shelter to middle income buyers.

Prefabricated construction brings the assembly-line precision and quality control to home building. These pieces are assembled with a relatively low-skilled crew on site.

Planning: Outline Program and Set Priorities

- Identify areas best suited to prefabricated housing
- Create an appropriate investment incentive program
- Identify infrastructure and municipal service gaps

Marketing: Set the Stage for Success

- Create external flyer promoting Bonham for prefabricated housing test market
- Create internal flyer explaining prefabricated and mobile housing and the merits of each

Implementation: Build Capacity to Support Invest- ment

- Ensure real-time plan review and building inspection will be available
- Ensure infrastructure and utilities investment is synchronized with housing installation

Housing Unit Goal = 50 New Units

Pros	Cons
<ol style="list-style-type: none"> 1. Potentially faster than manually-built homes 2. Potential buyer cost savings 3. Minimal zoning or code changes required. 4. Less dependent on skilled trades for on-site work. 5. Potential to brand Bonham as a prefabricated home demonstration hub. 	<ol style="list-style-type: none"> 1. Risk of confusing consumers (prefabricated & mobile homes play different potential roles.) 2. Given transportation costs, savings may not be as much as expected. 3. Maximum savings require relatively large number of units. 4. Fewer skilled trade employment opportunities.