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**Mills of Carthage, Cincinnati Brownfield  
Redevelopment with Factory Built Housing**



**From Brownfield  
to Homes**



## **Moderator:**

Diane Korte, AICP  
The Balance Group, Inc.

## **Panelists:**

Herman Bowling, Senior Community Development Analyst,  
City of Cincinnati Department of Community Development

Carolyn Rolfes, Developer  
Potterhill Homes, LTD





## **Factory Built Housing:**

**Manufactured** and **modular** homes are transported to the site and installed. **Panelized** and **pre-cut homes** are transported to the site, then assembled.

## **Performance versus Prescriptive Codes:**

**The HUD Code is performance based.** It sets a performance standard that a particular component or system must meet. Performance standards address structural design, construction, fire safety, energy efficiency, and heating, plumbing, air conditioning, and electrical systems. Each new home design must be reviewed by an engineer to ensure the home meets these standards prior to production.

**State Building Codes are traditionally prescriptive based.** This means that the code specifies the type of component or system to be used. Because the overall effect of the combined components has been engineered, each home does not require an engineer's seal.

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# **Factory Built Housing Codes**



### **Manufactured Home:**

Single family residential dwelling unit built in compliance with the **Federal Manufactured Housing and Construction Standards, as amended**, also known as the HUD Code, after June 15, 1976. Built in multi-sectional or single section units.

### **Modular Home:**

Factory built homes **built to the state Code** where the home will be located. Sectional units are transported to the site and installed.

### **Mobile Home:**

A residential structure manufactured **prior to the** enactment of the Federal Manufactured Housing and Construction Standards, also known as the **HUD Code**, on June 15, 1976. Mobile homes are no longer being constructed.

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## **Definitions**

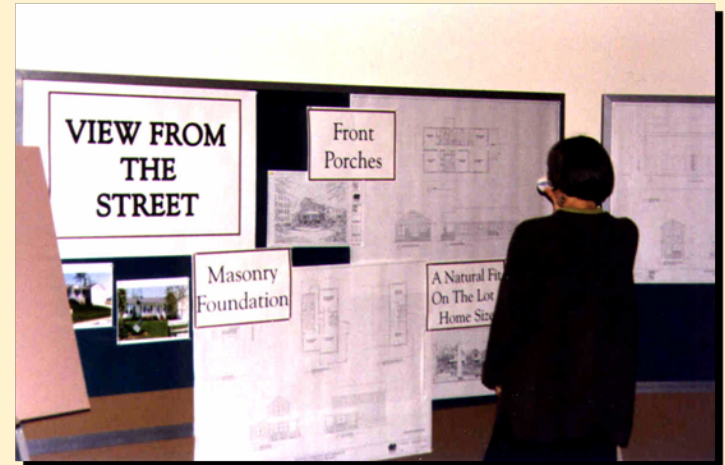


# **Manufactured Housing Institute**

## **Arlington, Virginia**

[www.mfghome.org](http://www.mfghome.org)

1. Web links, research and literature
2. Referrals to industry members for technical expertise
3. Fact sheets and brochures
4. Trainings and videos



**Also, individual state Manufactured Housing Institutes or Associations**

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**Research and Presentation Resources**



## **Federal**

U.S. Department of Housing and Urban Development (HUD)

- Strengthens federal pre-emption
- Clarifies the law as having a housing policy purpose in addition to consumer safety

## **State**

Those states that do not already have them must enact the following by 2005:

- Installation standards
- Dispute resolution mechanism

## **Updating the HUD Code**

Improved process using private sector consensus committee

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# **Manufactured Housing Improvement Act of 2000**



# Land Use Regulation of Manufactured Housing

1. **Definitions** of factory built housing
2. **Character of area:** rural, suburban and urban
3. **Type of residential development pattern:** scattered site, infill lot, subdivision and land lease community
4. **Types of homes:** single section, multi-section, multi-story, bungalow, ranch and duplex
5. **Design standards** for manufactured homes on infill lots to ensure architectural compatibility with neighborhood





How the City of Cincinnati cleared, cleaned and is revitalizing this brownfield site.

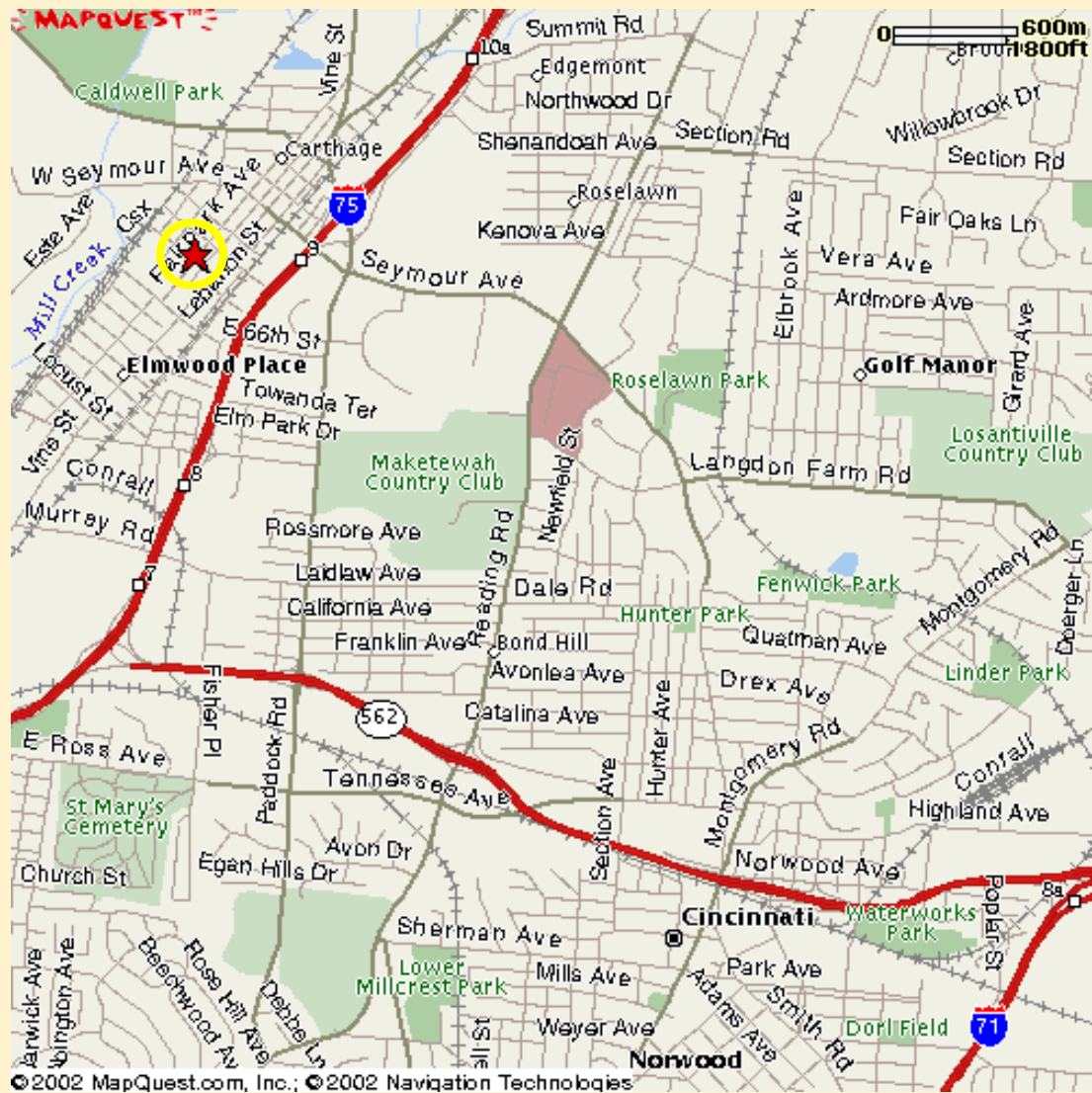
The project and site, a brief history.

Practical process and funding advice.

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**Herman Bowling, Senior CD Analyst,  
Cincinnati Dept. of Community Development**



Map



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## **Carthage Mills and the Neighborhood**



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**100 years of Industry**

Over 100 years of industrial use, cleaned up to residential standards



- Phase I and II Property Assessments
- Building demolition
- Asbestos abatement
- Soil remediation
- Site Specific Risk Assessment

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**SRW Environmental Services**



Early success - Cost savings through combining demolition and remediation contracts.

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## **Building Demolition**



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**Cleaned to Residential Standards**



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## The Old Streetscape





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## The New Streetscape



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## Finding a Homebuilder



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**The Style of the Surrounding Neighborhood**



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## Proposed New Home Designs



## The private side of this public/private partnership



How these homes are filling a niche that site built housing could not.

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**Carolyn Rolfes, Developer  
Potterhill Homes, LTD**



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## Efficiency in Construction



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**Mixing Complimentary Styles**



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## **Porches Addressing the Street**





## Home Installation



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## **Multi-story, Multi-section Homes**



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# Factory Built Urban Home Designs



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**Thank You**