



# MODULAR IN NYC

*Challenges in the NYC Market & Recommendations for  
Addressing Them*







Finance new affordable housing

Enforce the Housing Maintenance Code  
to ensure quality & safety

Engage neighborhoods in planning

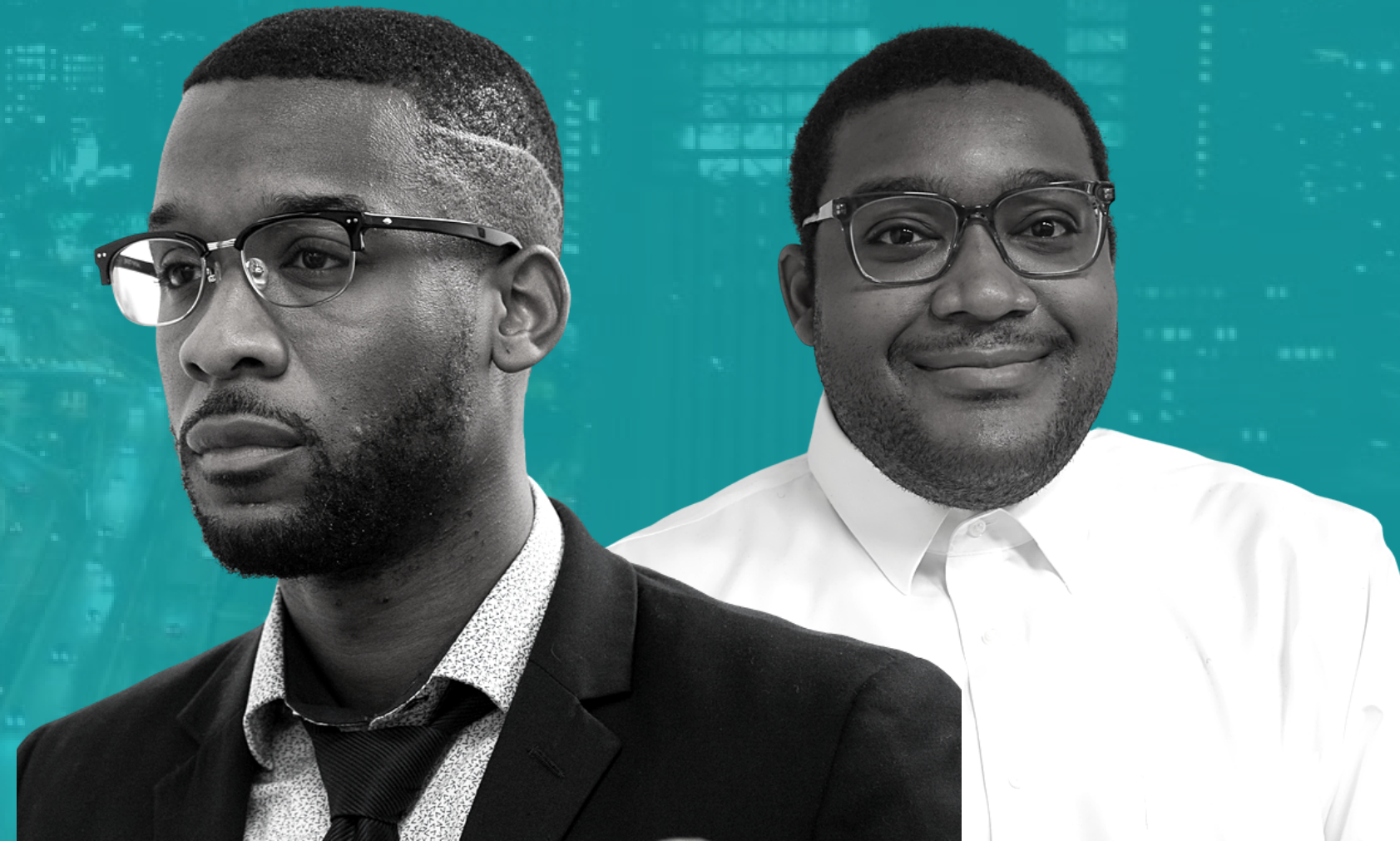
Preserve affordable housing & protecting  
tenants

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60,000

*New Yorkers entered City-owned or  
funded shelters in 2022*



Modular is a tool that can facilitate the delivery of affordable homes **faster** and, in some cases, **cheaper**.



Months



Traditional  
Construction

Planning &  
Design



6

Foundations



2

Onsite  
Construction



12

Construction  
over-run

*Redesign is frequent in traditional construction, but very rare in offsite*



6

**VS**

Modular  
Construction

Planning &  
Design

Foundations

Offsite  
Manufacture

Onsite  
Installation

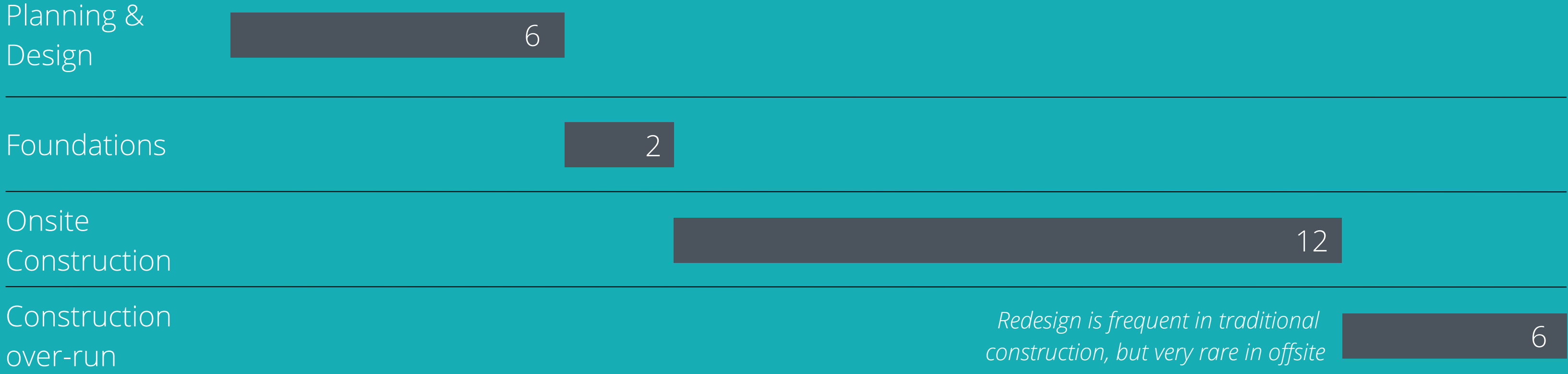




Months

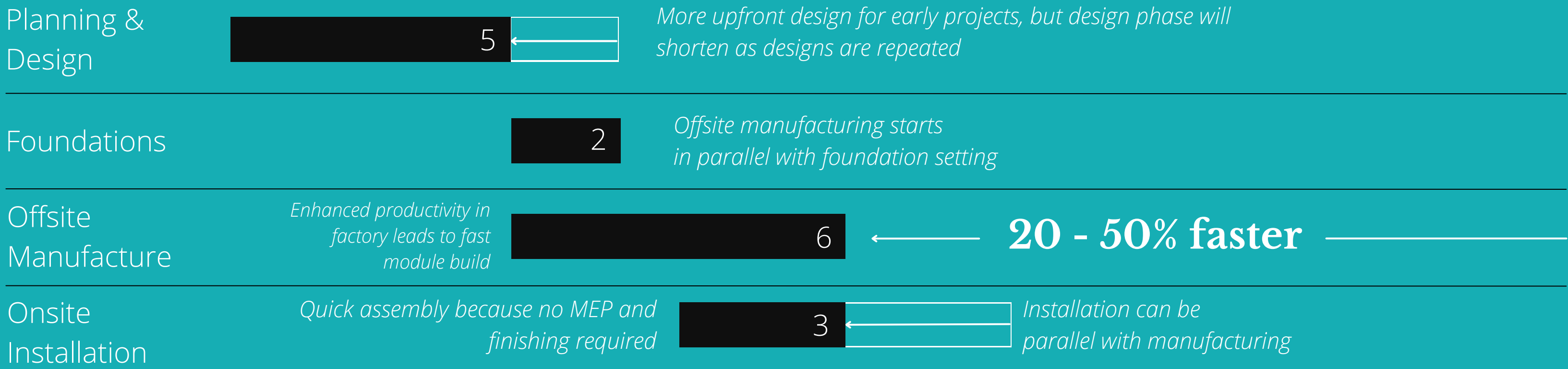


Traditional Construction



VS

Modular Construction



20 - 50% faster

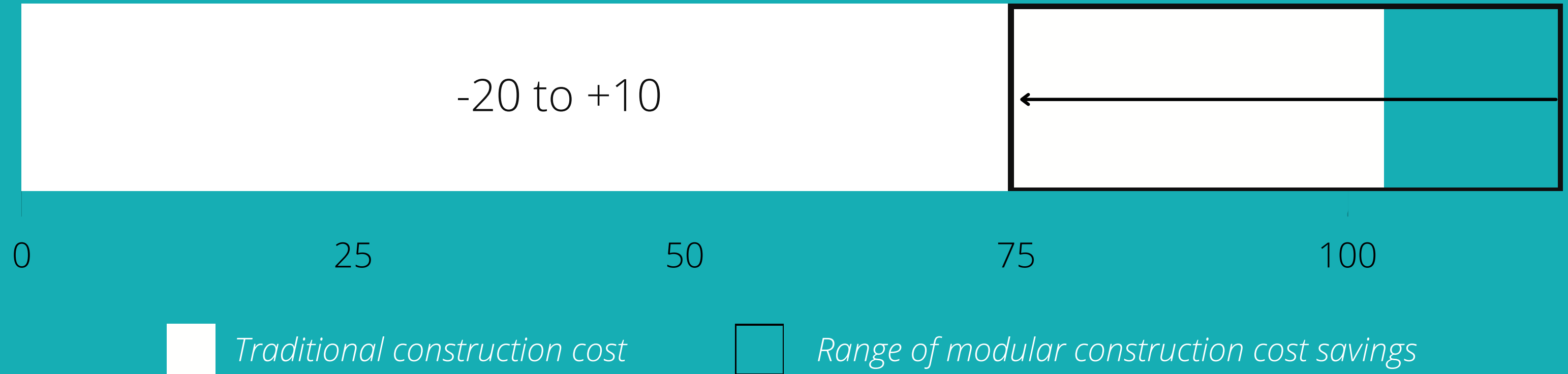


Under the right conditions, modular development can ***cut costs by 20%***.





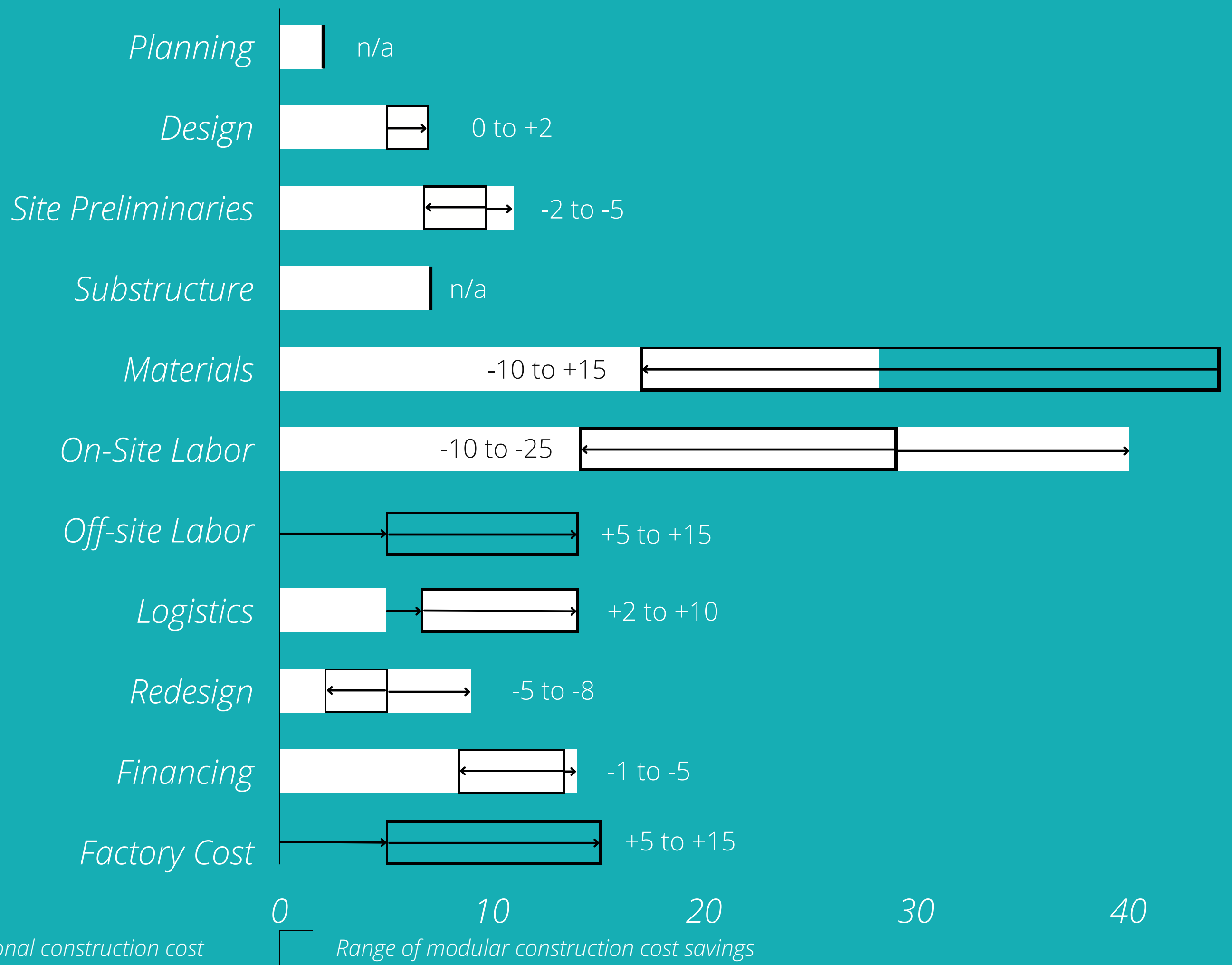
# Total Construction Project Cost, %





Traditional Construction **VS** Modular Construction

- Preconstruction Phase
- Construction Phase
- Enablers of Construction

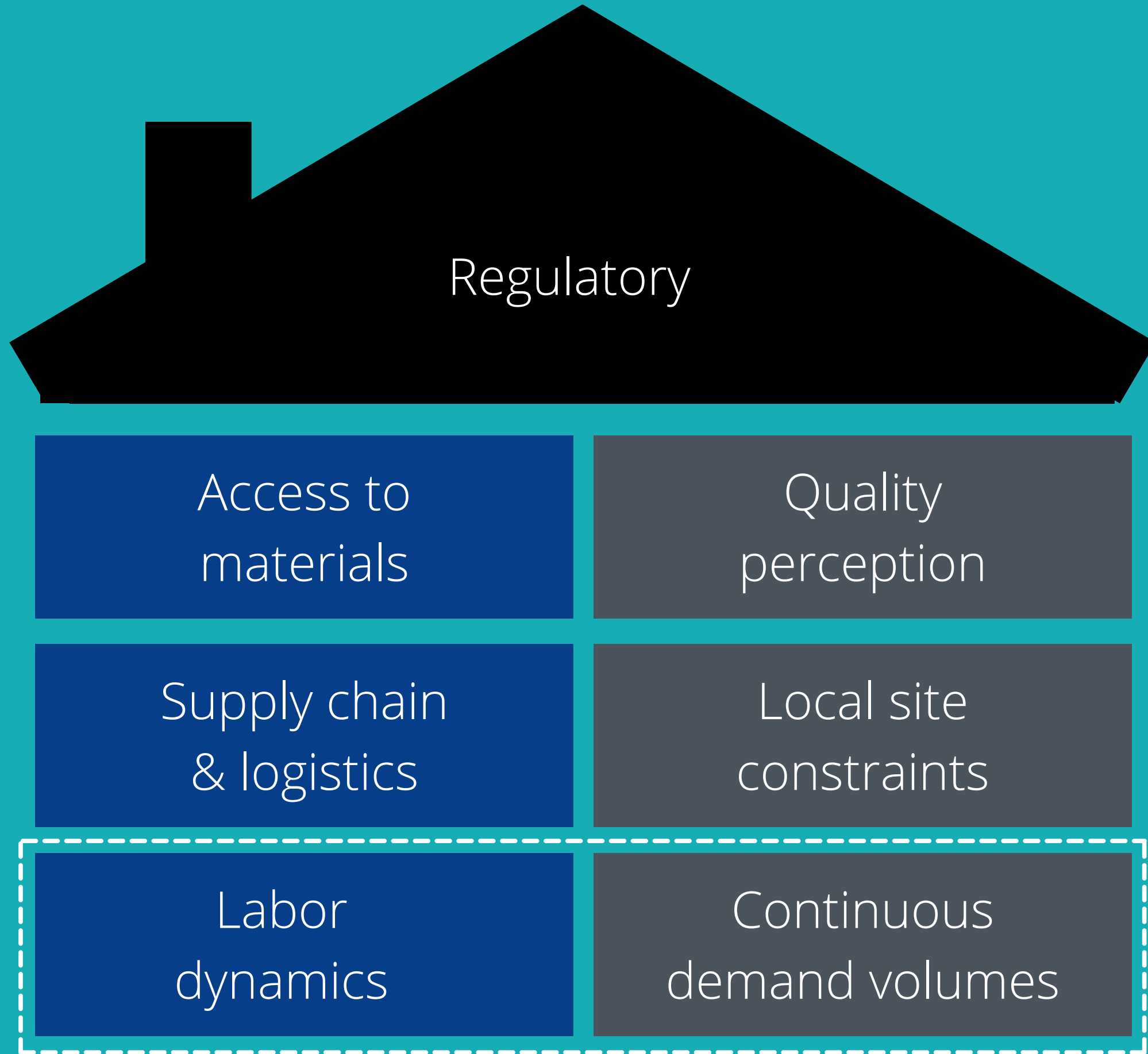


Traditional construction cost
  Range of modular construction cost savings




7 factors that ***create the ideal environment***  
for modular development.





Legend

-  Regulation
-  Supply
-  Demand
-  Key Drivers



Logistics



Building &  
Fire Codes



Uncertainty around  
acceptance



Limited local  
experience





Low familiarity with  
offsite construction



Capital timing &  
security requirements

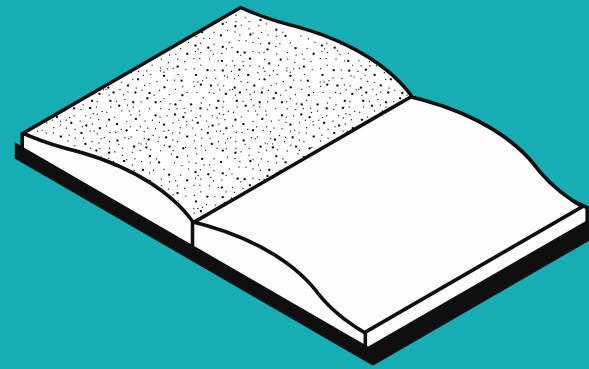




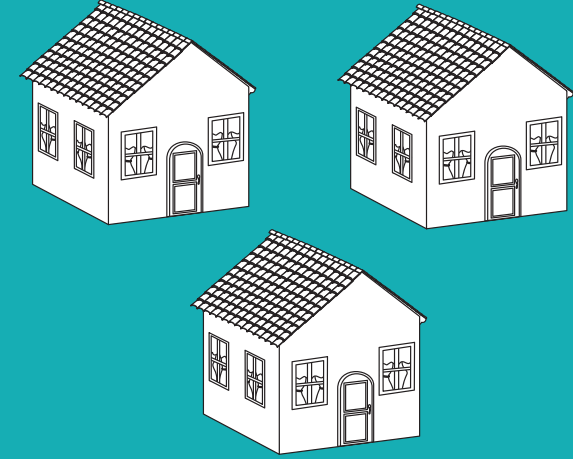
Wider incorporation of modular development in NYC  
will require ***shifts from all major players.***



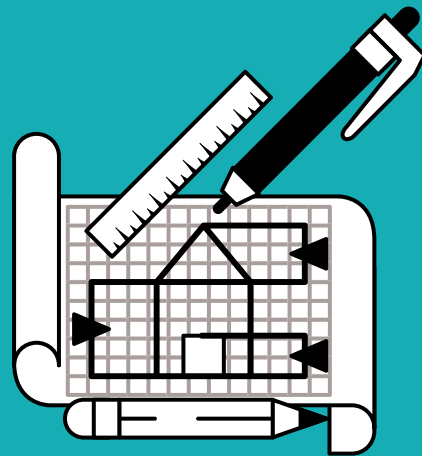
Improve interagency  
coordination



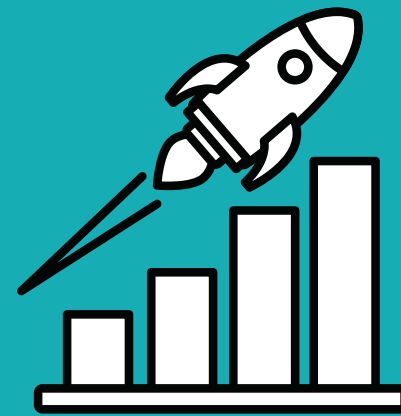
Modernize building  
codes



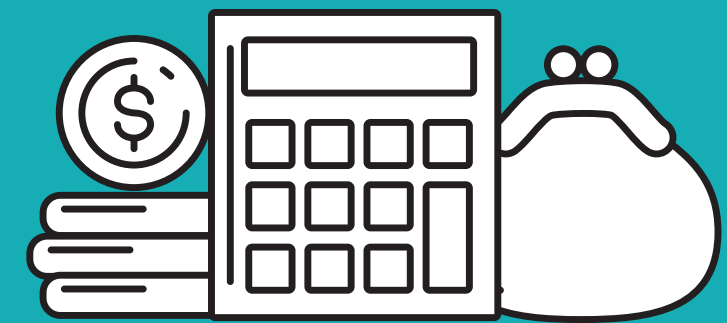
Identify segment of portfolio  
with repeatable elements



Focus design variance  
on high value elements



Invest in capacity  
building



Modifying financing  
timing to align with  
industry trends





Before





Before



After





Thank You

# Let's Keep In Touch



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