New Homes. New Ideas.

Structural Insulated Panels (SIPs) and modular construction both offer major advantages for nonprofits trying to build safe, durable, low-cost homes quickly and predictably. SIPs combine insulation and structural components into a single panel, which dramatically improves energy efficiency and reduces long-term utility costs for homeowners. Because SIPs arrive pre-engineered and ready to assemble, they shorten construction timelines, reduce on-site labor needs, and minimize waste. The panels create a tight building envelope that performs exceptionally well in both hot and cold climates, improving comfort and lowering operating costs—an important benefit for low-income families. Their precision manufacturing also enhances structural integrity, making homes safer and more resilient. Here is a sample plan for a SIPs duplex built by a Covenant Partner.

Modular construction adds another layer of efficiency by shifting most of the building process into a controlled factory environment. Modules are built simultaneously with site preparation, cutting total project time by 30–50 percent. This parallel workflow reduces weather delays, improves quality control, and lowers labor costs. For nonprofits, factory building offers predictable pricing, fewer change orders and the ability to replicate successful designs across multiple sites. Because modules are engineered to strict standards and transported as complete units, they often exceed traditional code requirements for strength and durability. Combined, SIPs and modular methods allow nonprofits to deliver high-quality homes faster, with lower lifetime costs, and with a level of consistency that traditional stick-built construction rarely achieves. A great resource to introduce the topic of factory-built homes (of which modular homes are a subset) to your community and Covenant Partner can be found in this toolkit provided by the folks at Next Step.

Other options for Covenant Partners include smaller footprint housing, such as Tiny Homes and Cottages. We worked to pull together a sample plan for a Cottage Home. You can find that in the folder of resources for this conference and on our website.