



# Strong & Affordable

## FACT SHEET: HOUSING TERMINOLOGY

The terms manufactured home, modular home, mobile home/trailer, off-site built home and CrossMod home mean different things. To improve accuracy in reporting, we have provided clarity on the use of the terms.

### Manufactured Home

Manufactured homes are regulated by the U.S. Department of Housing and Urban Development (HUD) and adhere to the HUD Code that governs the federal building standards for manufactured homes. According to HUD, a home built in a factory after June 15, 1976 that adheres to HUD Code is a manufactured home. These homes are built in a facility and transported to land. A manufactured home can be placed on a permanent foundation, basement, blocks or metal piers.

### Mobile Home

Mobile homes were built prior to June 15, 1976—the date before the federal HUD building codes went into effect. Trailer is a colloquial term synonymous with mobile home and should only be used in a direct quote.

### Modular Home

Modular homes are built in a facility, with final assembly occurring where the home will reside. Modular homes are built to conform to all state, local, and/or regional codes based on where the home will reside. They are typically built on a crawlspace or basement.

### Off-Site Built Home

Off-site built homes refer to any home built in a facility.

### CrossMod<sup>®</sup> Home

CrossMod homes are a type of manufactured home, meaning they are built to HUD code inside a building facility. CrossMod homes include features that make them look more like a site-built home, such as an elevated roof pitch; a garage, carport or covered porch; and a permanent foundation.