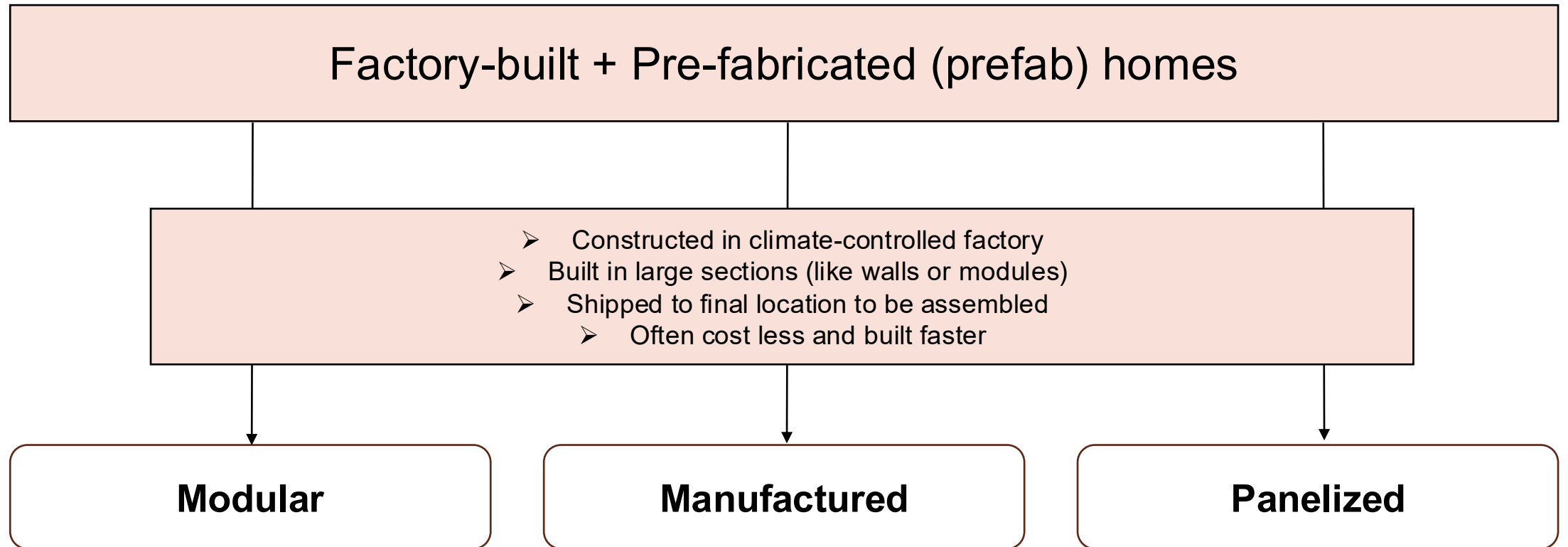




MPC + MMC Learning Series: Factory-Built Homes

May 21, 2026

Factory-Built Homes



Modular Housing

- Constructed in sections
- Assembled on-site with a crane
- Built to local and state building codes, same as site-built homes
- Placed on a permanent foundation



Manufactured Housing

- Formerly referred to as mobile homes
- Built in factories under federal HUD standards, do not necessarily comply with local building codes
- Do not require permanent foundation



Panelized Housing

- Homes where flat walls, floors, roof sections are built in factory and assembled on lot
- Require more on-site labor



Learning Series Ideas

Session #1: Level-setting and exchange of ideas

- Develop shared understanding of this type of housing
- Identify broader housing concerns addressed through factory-built housing
- Discuss common barriers and localized challenges
- Build network of municipalities interested in factory-built housing

Session #2: Research and case studies

- Speak to people doing research on this topic
- Bring in case studies of municipalities utilizing factory-built homes
- Panel and discussion time

Field trip to a factory?!

Session #3: Recommendations and next steps

- Use information gathered in sessions 1 + 2 to develop next steps and recommendations
 - Best practices memo
 - White paper
 - Continued working group