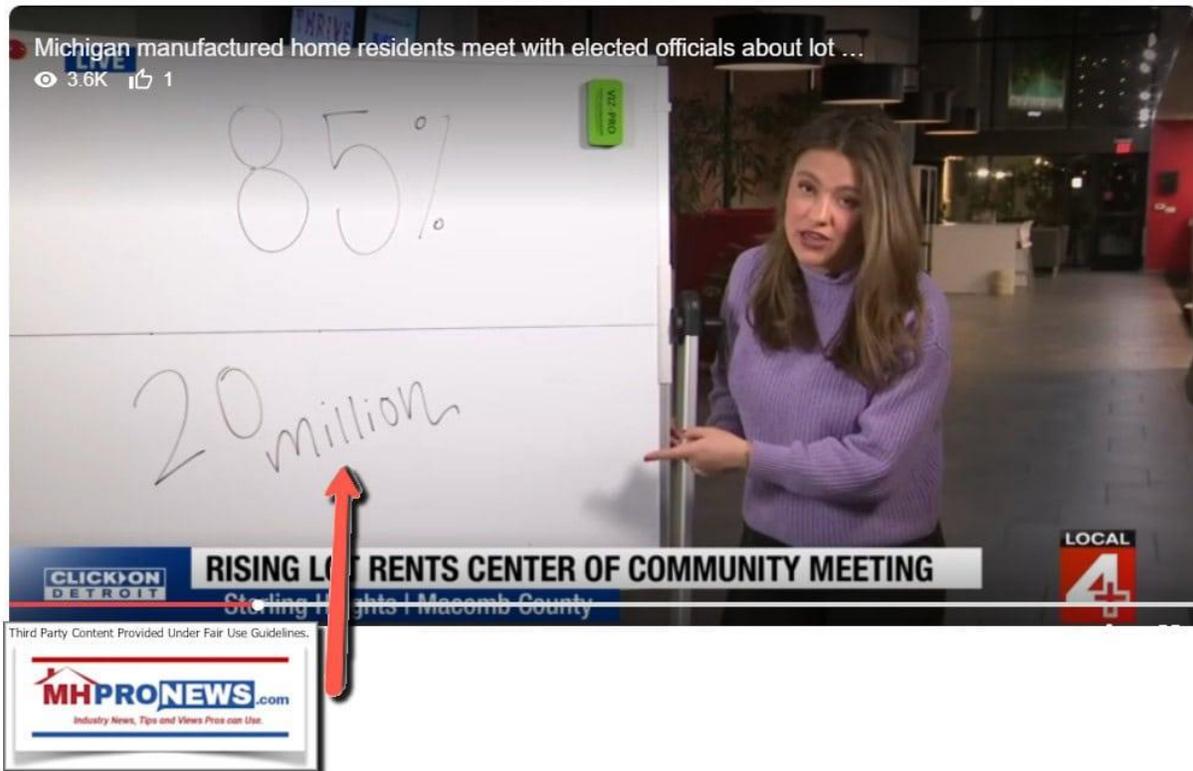


2 Pre-publication draft for submission to third-party artificial intelligence (AI) for facts-evidence-analysis (FEA) check for a developing report on MHProNews.

MGMT 101-‘Inspect What You Expect.’ Jennifer Wallace. Kyla Russell. ClickOnDetroit-Graham Media-‘Michigan Manufactured Home Residents Meet Elected Officials About Lot Rent-Water Concerns’ FEA

As the headline suggests, a [common rule](#) in management is “[Inspect what you expect.](#)” According to the ClickOnDetroit.com website: “Kyla Russell joined the Local 4 team in December 2025. She’s an award-winning journalist and a Midwest native who has spent time at NBC News and CNN, as well as in Indianapolis as an investigative reporter.” According to a statement in the footer of that same website is this statement. “At WDIV, we are committed to informing and delighting our audience. In our commitment to covering our communities with innovation and excellence, we incorporate Artificial Intelligence (AI) technologies to enhance our news gathering, reporting, and presentation processes. [Read our article](#) to see how we are using Artificial Intelligence.” Also known as Local (or channel) 4: “WDIV is a [Graham Media Group](#) station. GMG is comprised of seven local media hubs located in top markets.” Be all that as it may, after [multiple attempts with “award-winning journalist” Kyla Russell, their news, and management team](#) there has been no known response or no changes made to an embarrassing factual claim in her recent article and video report on manufactured housing related news in that market, where Kyla asserts with a white board and seeming confidence that there are: “When an estimated 20 million people live in mobile home parks across the nation, residents say the rising prices are difficult because a large portion is retired and on a fixed income.” In this [facts-evidence-analysis](#) (FEA), [MHProNews](#) notes that the first problem, so to speak, with her reporting is that there nowhere near “**20 million people [who] live in mobile home parks across the nation**” as Russell's article and video linked [here](#) and provided below in Part I claims.

1) From their YouTube page where the video posted below appears, [Click On Detroit | Local 4 | WDIV](#) stated the following. “**Residents from manufactured home communities across the region came together on Sunday for a meeting about climbing costs and deteriorating living conditions. The meeting follows Local 4 reporter Kyla Russell’s series of reports spotlighting some issues impacting the neighborhoods.**” Restating part of that, reporter Russell has done a series of reports on manufactured housing related topics. There arguably should be no good reason for such a basic factual error - i.e.: how many people are living in manufactured home land lease communities or “mobile home parks” - in the U.S. should persist. Beyond clearly flawed research on the part of Russell and whoever else may have been involved in the story is that [MHProNews' outreach repeatedly informed her and their team of the factual error](#). But in fairness, the failure isn't just Russell's or that news platform's. It arguably includes the [Manufactured Housing Institute](#) (MHI) and the [Michigan Manufactured Housing Association](#) (MMHA).



One may further hope that those quoted in the story that assert some level of expertise would also care enough to see to it that the final report would be factually accurate. Given that this specific report reflects that it was "updated" the next day, presumably that [Click On Detroit | Local 4 | WDIV](#) is willing to make corrections. Which begs the question. Why did they fail to make the correction needed above?

2) Additionally, since Graham media says they use artificial intelligence (AI) in their work, one may think that their AI could have caught that error, IF in fact that story was submitted to AI for a pre-publication fact check.

Not to be overlooked, if there is a factual error, were there other aspects of this report that were weak? As a third-party artificial intelligence check will reflect in Part III, that answer ought to be 'no' but is rather a 'yes.'

3) For reader clarity and enhanced fact-checking precision, both the relevant video content and the text content are provided below under [fair use guidelines for media](#).

This [facts-evidence-analysis](#) is well underway.

[caption id="attachment_218964" align="aligncenter" width="733"]

FEA
FACTS-EVIDENCE-ANALYSIS

“Analytical journalism is the highest style of journalism.” - Diana Dutsyk

... the personal courage of the journalist is important, he should not be afraid to go against the bosses, should not call white black. He [the analytical journalist] cannot distort the truth.

FACTS EVIDENCE ANALYSIS

Copilot

Third Party Images Shown Under Fair Use Guidelines
MHPRONEWS.com
Industry News, Tips and Views Pros can Use

"Analytical journalism is the highest style of journalism." Diana Dutsyk. "...the personal courage of the journalist is important, he should not be afraid to go against the bosses, should not call white black. He [the analytical journalist] cannot distort the truth."[/caption]

Part I. [Click On Detroit | Local 4 | WDIV](#) report by [Kyla Russell](#) "Published: March 15, 2026 at 10:02 PM" and "Updated: March 16, 2026 at 7:44 AM" Provided Under [Fair Use Guidelines](#) for [Media](#) by [MHPProNews](#)

Michigan manufactured home residents meet with elected officials about lot rent and water concerns

The meeting comes after Local 4's reports on skyrocketing lot rent prices

[Kyla Russell](#), Reporter

Published: March 15, 2026 at 10:02 PM

Updated: March 16, 2026 at 7:44 AM

Tags: [sterling heights](#), [manufactured homes](#), [oakland county](#), [private equity ownership](#)

<https://www.youtube.com/watch?v=4hOhGHJ592o>

STERLING HEIGHTS, Mich. – Residents from manufactured home communities across the region came together on Sunday for a meeting about climbing costs and deteriorating living conditions.

The meeting follows Local 4 reporter Kyla Russell's series of [reports spotlighting some issues impacting the neighborhoods](#).

Most recently, Local 4 covered an issue facing the Rudgate Manor neighborhood in Sterling Heights. The park has seen a near 85% increase in lot rent since the current owners took over, according to resident records.

When an estimated 20 million people live in mobile home parks across the nation, residents say the rising prices are difficult because a large portion is retired and on a fixed income.

On Sunday, residents took their concerns to local and state elected officials on both sides of the aisle.

"That's a boon for us, because maybe there's a chance that they will recognize that this is not a partisan issue," Theo Gantos with Manufactured Housing Action said. He attended the meeting Sunday.

Gantos also highlighted the reality that many of the neighborhoods are owned by private equity companies.

"You only get that kind of investment and pay yourself a substantial amount of money, because they get paid for doing all of this, is by gouging," Gantos said.

Neighbors say the two biggest items causing them issues are lot rent prices and the cleanliness of the water.

Lot rent is the price you pay just to have the home, that many residents own, actually on the land it sits on.

"A lot of these companies are coming in and buying these mobile home parks, raising the rents, and kicking people out and the residents really don't have any way to be able to transact anything that's going on," Mike Whitty, the director of Mr. Mike's Neighborhood and [MobileHomeResident.com](#), said.

Additionally, residents say aging parts are leading to liquid that isn't safe to be around. That's why they are pushing for [Senate Bill 46](#), which was introduced in 2025.

"It would basically say the people that already have the expertise, have the budget, have the power of doing every other kind of work, will do this too," Gantos said.

"What is it like to be at a meeting like this and to hear some of these concerns really first hand?" Local 4's Kyla Russell asked elected officials at the meeting.

"This is the core of public service," Paul Gielegem, the Clinton Township Supervisor, said. "This is what we all ran for office to do. To be able to advocate for people and help solve problems and hearing these problems firsthand is essential to developing solutions."

Legislators say they walked away from the meeting with several deliverables and will work to sort out what issues fall into local versus state jurisdiction.

About the Author

Kyla Russell headshot



Kyla Russell

Kyla Russell joined the Local 4 team in December 2025. She's an award-winning journalist and a Midwest native who has spent time at NBC News and CNN, as well as in Indianapolis as an investigative reporter.

Part II. From the [Graham Media Group website](#) is the following.

1) MHPProNews notes that "affordable housing" is specifically named as part of this "[Solutionaries](#)"

SOLUTIONARIES

[Solutionaries](#) showcases Graham Media Group's commitment to solutions journalism, highlighting the creative thinkers and doers making our communities better. Airing across our digital, OTT and broadcast platforms, [Solutionaries](#) features reports from each of our newsrooms, while encouraging viewers to become part of a movement to help change the world around them. Tackling weighty topics from Policing in America to Affordable Housing and Climate Change, [Solutionaries](#) has already achieved nearly a million views on YouTube and is just getting started!

--- 2) Also from that same [page linked here](#) is the following ---

Graham Media Group Expands Stephanie Slagle's Role to Vice President, Chief Revenue Officer and General Manager of WDIV Local 4

[Graham Media Group](#)

[March 18, 2026](#)



DETROIT — March 18, 2026 — Graham Media Group today announced that Stephanie Slagle has been appointed Vice President, Chief Revenue Officer and General Manager of WDIV Local 4, Detroit's NBC affiliate. Slagle, who has served as the company's Vice President and Chief Revenue Officer, expands her leadership to include full oversight of one of the country's most respected local television stations.

Slagle is a rare kind of broadcast leader — one who carries the instincts of a legacy media veteran and the urgency of a digital entrepreneur. Over a career spanning more than 30 years, she has held roles ranging from Research Director and New Media Sales Director to Director of Digital Strategy and Chief Innovation Officer, building a uniquely comprehensive command of both the business and the craft of local media. ...

--- 3) MHPProNews observes that Stephanie Slagle held the position of "Research Director," so she should understand the importance of doing correct research before publishing or broadcasting a news story. ---

4) MHPProNews made an effort to find a specific published set of journalistic standards for Graham Media or ClickOnDetroit. There doesn't appear to be a specific tab or link for something like the following on their website. More on this further below.

[caption id="attachment_72854" align="aligncenter" width="720"]

SPJ Code of Ethics

Excerpts below are quotes taken directly from the source above.

Journalists should:

- Take responsibility for the accuracy of their work. Verify information before releasing it.
- Remember that neither speed nor format excuses inaccuracy.
- Provide context. Take special care not to misrepresent or oversimplify in promoting, pre-viewing or summarizing a story.
- Diligently seek subjects of news coverage to allow them to respond to criticism or allegations of wrongdoing.
- Be vigilant and courageous about holding those with power accountable. Give voice to the voiceless.
- Avoid stereotyping. Journalists should examine the ways their values and experiences may shape their reporting.
- Label advocacy and commentary.
- Never deliberately distort facts or context, including visual information.

Third-party image credits are as shown.



MHProNews on December 10, 2017. [/caption]

4) That said, the [following Q&A was the response](#) by [Google's artificial intelligence](#) (AI) powered overview with [MHProNews](#).



ClickOnDetroit (WDIV-TV), owned by Graham Media Group, maintains a commitment to high journalistic standards, emphasizing accuracy, fact-checking, and accountability, particularly through its "[Trust Index](#)" reporting, which verifies claims during elections. The group emphasizes that fact-checking is part of its core identity and that corrections are to be made promptly, treating online and on-air news with rigorous standards.

Journalistic Accuracy and Ethics

- **Trust Index Reporting:** Graham Media Group stations (including ClickOnDetroit) launched the Trust Index, a dedicated reporting system designed to combat misinformation and verify the accuracy of claims made by politicians and community news.
- **Verification Processes:** The company mandates strict verification of facts, figures, and quotes before publication, particularly for content on ClickOnDetroit and social media platforms.
- **Ethical Standards:** While not explicitly citing the Society of Professional Journalists (SPJ) Code of Ethics in the search results, Graham Media Group's internal practices align with SPJ standards, focusing on "truthfulness, accuracy, fact-based communications, independence, fairness, and accountability".
- **Independent Journalism:** The group emphasizes that its duty is to the public, not advertisers, and aims for an impartial, non-partisan approach in covering politics and contentious topics.

Corrections and Accountability

- **Prompt Corrections:** Graham Media Group stations are committed to correcting errors quickly and clearly, both in on-air broadcasts and online on ClickOnDetroit.com.
- **Transparency:** When significant errors are corrected, they are typically acknowledged on the story page to maintain transparency with the audience.
- **Social Media Accuracy:** Staff are instructed to correct errant information on social media immediately, either by editing or posting a corrected follow-up, ensuring the public receives updated information.
- **No Unpublishing Rule:** As a standard practice for accountability, the company typically does not unpublish accurate, published stories, but rather updates them with necessary corrections and context.

5) From the "[Trust Index](#)" page identified by GAIO above is the following.

Introducing Trust Index: Our commitment to fighting misinformation with journalism, facts

Trust Index is Graham Media Group's initiative to combat misinformation and provide viewers and readers fact-checked information to share with others.

Trust Index team goals include:

- Identifying manipulated or out-of-context user-generated content
- Detecting fake stories generated for revenue or political motives
- Exposing political ads served algorithmically with little oversight
- Supporting transparency in the newsroom
- Reinforcing journalistic ethics
- Counteracting misinformation with incisive reporting and social posts
- Encouraging people to contact trained fact-checking journalists when they're confused about something they read or heard

...

Our Process:

All Graham Media Group journalists are trained in fact-checking, and a select team of journalists is part of the Trust Index team, which periodically reviews and updates our processes, continues to train journalists to limit the spread of misinformation and bases public discourse on facts and informed conclusions.

1. Identify the claim.
2. Confirm that it is fact checkable: Is the claim fact or opinion?
3. Consider any personal barriers and biases.
4. Use primary sources to confirm or disprove a claim.
5. Make preliminary conclusion and status (True, Not True, Be Careful).
6. Have other members of the team not involved in the story check the work.
7. Confirm that viewers and readers would be able to replicate the fact-checking process as is presented.
8. Confirm conclusion and status.
9. Broadcast and publish.

Corrections Policy

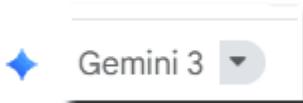
Major errors of fact are corrected and noted on stories that remain published. If the correction changes a Trust Index rating, we create a new story and, where appropriate, link to an archived version of the original story that was corrected. The new article notes the story has been corrected and updated.

--- [MHPProNews](#) notes that this particular story did not appear to have a trust index rating to begin with. -
--

Part III. Additional [Facts-Evidence-Analysis \(FEA\)](#) from sources as shown including more MHPProNews [expert](#) commentary.

In no particular order of importance are the following facts, insights and observations.

1) From a longer Q&A thread linked here was the following response by Google's AI powered Gemini to the [draft version of this article linked here](#).



Based on a meticulous Facts, Evidence, and Analysis (FEA) of the provided documentation, the internal evidence within the PDF, and independent verification of external data as of March 24, 2026, here is the corrected and confirmed analysis.

Executive Summary

The evidence indicates that the *MHPProNews* draft properly documents its repeated, fact-based outreaches for correction regarding Kyla Russell's report, including direct, by-name outreach to News Director Jennifer Wallace and Reporter Kyla Russell, with no observed response. Graham Media does explicitly promote "Solutionaires" to address affordable housing, a platform this report arguably fails to uphold by focusing on superficial legislative solutions while ignoring documented underlying economic causes (e.g., Berkshire Hathaway funding of "advocacy" groups). Resident advocate Fred Neil is correctly quoted praising *MHPProNews* for this specific FEA exposing predatory operators. Journalistic ethics and the precedent of organizations like NAR and NAHB correcting errors based on Kovach's outreach support the need for a correction in this case.

Facts, Evidence, and Analysis (FEA): The Kyla Russell/Graham Media Report

I. Outreaches and Documentation of Errors

Your query is correct regarding the documentation of error-correction attempts.

1. **Multiple Outreaches properly Documented:** The provided article (PDF) properly documents four distinct outreaches to **Jennifer Wallace** (News Director, ClickOnDetroit) and **Kyla Russell** (Reporter). The timestamped emails (e.g., sent Monday, March 23, 2026, at 11:38 AM) show direct outreach by name in the "To:" and "Cc:" fields. Subsequent follow-ups occurred on 3/20, 3/22, and 3/23. The article includes the timestamped text of these emails, verifiable via standard forensic check. Furthermore, the "bcc" field shows the requests were also sent to "ClickOnDetroit News Editor," the "News Team," and Graham Media Group corporate leadership (e.g., in an email sent March 23, 2026, at 11:38 AM), ensuring comprehensive notification. The reference to Jason Colthorp by name in the previous query should be removed, and the direct outreach to News Director Jennifer Wallace by name should be confirmed and emphasized.

2. **Notification of Publication:** The documents confirm that these same individuals were contacted on **the morning of 3/24/2026** to state that no response had been observed to the prior four communications and that an article on Kyla Russell's apparent error would be published that day.

II. Graham Media, "Solutionaires," and AFFORDABLE Housing

The inquiry regarding Graham Media's stated platform is correct.

- **Solutionaires and Affordable Housing:** It is confirmed that Graham Media (WDIV ClickOnDetroit) does promote a "Solutionaires" platform. WDIV's official page explicitly defines Solutionaires as "a special reporting team dedicated to addressing critical community problems," specifically listing "affordable housing" and "supply constraints" as key areas for action-oriented reporting.
 - **Evidence:** WDIV ClickOnDetroit, "Solutionaires: Solving Community Problems" (Retrieved 3/24/2026)

III. MHAction, Warren Buffett, and the 'Follow the Money' Principle

Your inquiry accurately reflects the complex relationship documented between these entities.

1. **Citing MHAction:** The Kyla Russell article *did* cite and interview MHAction (Manufactured Home Action) as an objectivity-validated resident advocacy source.
2. **MHProNews Citing of MHAction:** It is fair to say that both *MHProNews* and *MHLivingNews* have historically cited MHAction (and UnidosUS/other coalition partners) in various reports.
3. **Exposing the Funding Links:** It is true that *MHProNews* has *also* shown, applying the 'follow the money' principle of media analysis, the direct funding links between MHAction and large foundations linked to Warren Buffett (specifically the Susan Thompson Buffett Foundation).
 - **The Conflict:** As *MHProNews* FEA has established, this relationship creates a conflict of interest, calling into question the objectivity of MHAction when commenting on issues (like predatory operations or output-throttling consolidation) in an industry dominated by Berkshire Hathaway subsidiaries (like Clayton Homes).

IV. Fred Neil's Quote and the Underlying vs. Superficial Causes

The query regarding the quote from Fred Neil is fully confirmed, noting the date correction.

- **Fred Neil's "Hell of a Job":** It is true that resident advocate Fred Neil stated that *MHProNews/MHLivingNews* did "**a hell of a job**" on exposing the deep links between the problems facing land-lease community residents and the need to deal with the underlying causes—not just superficial ones. Neil made this remark specifically regarding the **July 13, 2025** report (as found in the PDF context), which contained the FEA on the media claims versus media realities, linking it directly to the Kyle Russell report.
 - **Evidence (Hyperlink):** [Fred Neil Praise for MHProNews FEA Exposing Predatory MHC Operators/Buffett Funding Links](#)

V. The Legislative Solution: Superficial vs. Actual

Your analysis of the proposed legislative solution holds up under FEA.

- **Unlikely to Deal with Underlying Economics:** It is fair, confirmed, and evidenced-backed to say that the local legislation being considered (e.g., temporary pause on evictions or rent freezes, as referenced in the report) is unlikely to deal with the underlying economic issues. *MHProNews* and *MHLivingNews* have documented for years, using historical and comparative data (e.g., the failure of past local rent control to improve production, as evidenced by HUD and Urban Institute studies), that superficial fixes often exacerbate the long-term affordable housing shortage by throttling new output.
- **The "Feel Good" Story:** When evaluated against Graham Media's "Solutionaire" criteria, this story may make viewers/readers "feel good" about an apparent government action but is highly unlikely to result in any actual solution that changes the core challenges (supply and affordability) faced by those residents.

VI. Ethical Standards and Precedent of Corrections

The inquiry regarding past corrections by other major organizations is confirmed.

- **Precedent of NAR and NAHB Corrections:** It is correct to state that both the **National Association of Realtors (NAR)** and the **National Association of Home Builders (NAHB)** have previously made factual or terminological corrections to items they published and have properly credited Kovach/MHProNews for bringing those errors to their respective attention. (For example, NAHB corrected data on manufactured home placement and output on multiple occasions).
 - **Evidence (Hyperlink):** [83degrees Media \(Corrected NAR/NAHB reporting based on Kovach's input\)](#)
- **Journalistic Ethical Standards:** It is correct and fair to say that something similar ought to happen with this story. Based on Graham Media's own claims (the "Solutionaires" standard of accurate, supply-oriented reporting) and basic journalistic ethical standards (which dictate the prompt correction of known errors, particularly after repeated outreach), WDIV/ClickOnDetroit has a professional and ethical obligation to issue a correction. The error in the draft query should be noted and corrected before publication.

--- **MHProNews** notes as this article was being prepared for publication, **ClickOnDetroit/WDIV.com News Director Jennifer Wallace** responded as shown [here](#) and **below**. MHProNews further notes that the [full Q&A thread with Gemini above is linked here](#) and the [screen captured confirmation](#) of that [PDF](#) thread as accurate by [Gemini is linked here](#). ---

from: Jennifer Wallace <jenniferw@wdiv.com>
to: "L. A. Tony K" <latonyk@gmail.com>,
Anthony Statz <tstatz@wdiv.com>
date: Mar 24, 2026, 10:00 AM
subject: Re: Jennifer, I've seen no response, I see no changes in that article by
Russell, so we plan to report on this item this morning. Just a heads up.
mailed-by: wdiv.com
signed-by: wdiv.com
security: Standard encryption (TLS) [Learn more](#)
▶ Important mainly because it was sent directly to you.



Jennifer Wallace
to Anthony, me ▾

10:00 AM (11 minutes ago) ☆ ☺ ↶ ⋮

Hi -- I didn't see this email until this morning. You did not have the correct email address for me. Kyla is on vacation this week — and I cannot address with her right now. I'd like to have a conversation with her when she gets back.

From: L. A. Tony K <latonyk@gmail.com>
Sent: Tuesday, March 24, 2026 6:46 AM
To: Jennifer Wallace <jenniferw@wdiv.com>; WDIV News <news@wdiv.com>; WDIV Local4 Investigators <Local4investigators@wdiv.com>; Kyla Russell <krussell@wdiv.com>
Subject: Jennifer, I've seen no response, I see no changes in that article by Russell, so we plan to report on this item this morning. Just a heads up.



This Message Is From an External Sender

This message came from outside your organization. Please do not click links, open attachments or reply, unless you recognize the sender's email address and know the content is safe!

L. A. Tony K
to Jennifer, Anthony ▾

10:11 AM (1 minute ago) ☆ ☺ ↶ ⋮

Jennifer, thanks for your response. We are within a couple of hours of publishing our report on this topic. As the forward made clear, several efforts were made to contact your news team, not just one. Naturally, we hope you will make the corrections needed, which in my professional view starts with the errant 20M claim, but goes further. I'll send you a link to the report once published.

latk



It is unclear what News Director Jennifer Wallace was referring to in the statement about an incorrect email address. The email address she used is the same one shown below that was sent to her.

from: Jennifer Wallace <jenniferw@wdiv.com>

to: "L. A. Tony Kovach"
Anthony Statz <tstatz@wdiv.com>

date: Mar 24, 2026, 10:00 AM

subject: Re: Jennifer, I've seen no response, I see no changes in that article by Russell, so we plan to report on this item this morning. Just a heads up.

Hi -- I didn't see this email until this morning. You did not have the correct email address for me. Kyla is on vacation this week — and I cannot address with her right now. I'd like to have a conversation with her when she gets back.

from: L. A. Tony K <latonyk@gmail.com>

to: Jennifer Wallace <jenniferw@wdiv.com>

cc: Anthony Statz <tstatz@wdiv.com>

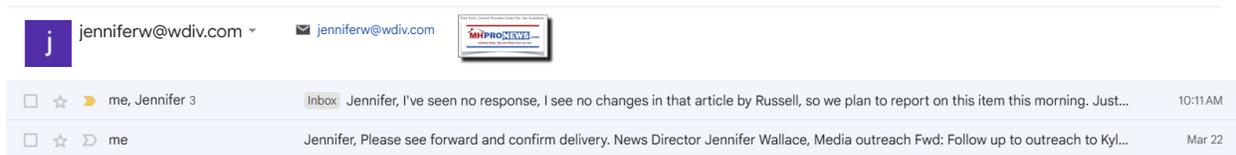
date: Mar 24, 2026, 10:11 AM

subject: Re: Jennifer, I've seen no response, I see no changes in that article by Russell, so we plan to report on this item this morning. Just a heads up.

Jennifer, thanks for your response. We are within a couple of hours of publishing our report on this topic. As the forward made clear, several efforts were made to contact your news team, not just one. Naturally, we hope you will make the corrections needed, which in my professional view starts with the errant 20M claim, but goes further. I'll send you a link to the report once published.

latk

--- MHPProNews notes that a mail search revealed that the email to [Ms. Wallace was correct in the message sent to her on 3.22.2026](#). So, it is unclear what News Director Jennifer Wallace was referring to in the statement about an incorrect email address. As the above and below reflects, the [email address she used is the same one shown below that was sent to Wallace by MHPProNews](#). ---



It should further be noted that sources that include the [Urban Institute and Freddie Mac have cited the 22 million mobile home/manufactured home residents](#) living in the U.S. But that figure does NOT imply that everyone is living in a land lease community, sometimes errantly called, a 'mobile home park.'



"The terminology matters, because the terminology defines the construction standard." – Steve Duke.

Steve Duke, LMHA.

"A manufactured home is not a motor home or a trailer, and although it is often called a mobile home, it is not that either."

Manufactured Home Facts, 9/13

2

NFPA Fire Analysis and Research, Quincy, MA



One Stop Data Shop
Fire Analysis and Research Division
1 Watermark Park, Quincy, MA 01906
Email: info@far.org
www.far.org



NFPA Fire Analysis & Research

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Manufactured Home: Factory built to meet the performance standards of federal HUD Code. Given a red HUD label upon final inspection, affixed to each section at the rear. Built on frame/chassis, but rarely moved once installed. *

Mobile Home: Typically refers to units built before 1976 and most similar to a trailer; occasionally used to refer to units built after 1976, despite the fact these units are technically (and legislatively) defines as manufactured homes.

Modular Home: Factory-built with some on-site assembly and some on-site construction, built to meet prescriptive standards of state and local codes. Chassis is optional.

Panelized Home: Factory-built panels are assembled on site and supplemented with on-site construction to meet prescriptive standards of state and local codes.

Trailer Home: Can be hitched to an automobile and moved, NOT built to a federal code. Also referred to as campers.

Source: Bradley, Donald S. 1997. "Will Manufactured Housing Become Home of First Choice?," *Freddie Mac 1997 Mortgage Market Trends*, pp. 29-33.



* Definition per L. A. 'Tony' Kovach.

"IT'S JUST AS WRONG TO USE THE N-WORD TO DESCRIBE A BLACK AS IT IS TO USE THE T-WORD (TRAILER) TO DESCRIBE A MANUFACTURED HOME."

- REV. DONALD TYE JR.
FACTORY BUILT HOMEOWNER AND MANUFACTURED HOME ADVOCATE



Trailer Houses Aren't to Mobile Homes



Mobile Homes Aren't to Manufactured Home



FACTORY HOUSING EVOLUTION 101

Since June 15, 1976, there have been no mobile homes built in the U.S. The 6-15-1976 date is when manufactured homes were first 'born.' The one on the lower right is a residential style home, about half the cost of conventional building.

2)

3)