

## Legacy Housing (LEGH) Q1 2025 Earnings Call Transcript-Dealer Finance Declined While Community Lending Grew; 'Simplification'; HUD Sec Turner Orlando Speech-Manufactured Housing Institute FEA

Legacy Housing (LEGH) President and Chief Executive Officer (CEO) Duncan Bates said: "**I was encouraged by HUD Secretary, Scott Turner speech and the new administration's views on regulatory reform. Less restrictive zoning, access to government financing solutions and updates to the HUD Code will have a long-term positive impact on our industry if executed.**" Legacy's Chief Financial Officer (CFO) Jeff Fiedelman said: "Between March 31, 2025 and March 31, 2024, our consumer loan portfolio increased by \$20.3 million, our MHP loan portfolio increased by \$20.1 million and our dealer finance notes decreased by \$2.4 million." As is typical of many corporate earnings calls, there are an array of insights that emerged from this most recent one from Legacy Housing that occurred last month. This facts-evidence-[analysis](#) (FEA) and should be viewed in part through the lens of our prior and related report on Legacy linked below that covers that same period.

[caption id="attachment\_214326" align="aligncenter" width="600"]

Nasdaq  
STOCKS | LEGH -5.36%

**Legacy Housing Corporation Reports Q1 2025 Financial Results with Notable Declines in Revenue and Income**

May 12, 2025 — 05:20 pm EDT    Written by None for Quiver Quantitative →

**Nasdaq: 'Legacy Housing Corporation Reports Q1 2025 Financial Results with Notable Declines in Revenue and Income'**

**OFFICIAL LEGACY RELEASE PLUS WHAT NASDAQ QUIVER AI HIT AND MISSED: MHVILLE FEA**

<https://www.manufacturedhomepronews.com/nasdaq-legacy-housing-corporation->

[\*reports-q1-2025-financial-results-with-notable-declines-in-revenue-and-income-official-legacy-release-plus-what-nasdaq-quiver-ai-hit-and-missed-mhville-fea\*](#)[/caption]

It should also be viewed in part through the lens of a recent tipster's remarks that named Legacy linked [here](#). Included in Part III are elements of HUD Secretary Turner's address that CEO Bates referred to, along with other related insights and observations.

Parts I and II that follow are provided under [fair use](#) guidelines for [media](#).

#### Part I - According to [GuruFocus](#) on Legacy Housing (LEGH)

- **Product Sales:** Decreased by \$6.5 million or 21.2% during Q1 2025 compared to Q1 2024.
- **Net Revenue per Product Sold:** Increased by 23.1% in Q1 2025 compared to Q1 2024.
- **Consumer Loan Portfolio:** Increased by \$20.3 million between March 31, 2024, and March 31, 2025.
- **MHP Loan Portfolio:** Increased by \$20.1 million between March 31, 2024, and March 31, 2025.
- **Dealer Finance Notes:** Decreased by \$2.4 million between March 31, 2024, and March 31, 2025.
- **Other Revenue:** Decreased by \$1.0 million or 59.2% during Q1 2025 compared to Q1 2024.
- **Cost of Product Sales:** Decreased by \$3.3 million or 16.0% during Q1 2025 compared to Q1 2024.
- **Gross Profit Margin:** 29.2% of product sales in Q1 2025, down from 33.6% in Q1 2024.
- **Selling, General, and Administrative Expenses:** Increased by \$0.4 million or 6.9% during Q1 2025 compared to Q1 2024.
- **Net Income:** Decreased by 32.1% to \$10.3 million in Q1 2025 compared to Q1 2024.
- **Basic Earnings Per Share:** Decreased by 30.6% to \$0.43 in Q1 2025 compared to Q1 2024.

- **Cash:** \$3.4 million as of March 31, 2025, compared to \$1.1 million as of December 31, 2024.
- **Book Value Per Basic Share:** \$20.87 as of March 31, 2025, an increase of 13.1% from Q1 2024.

#### **Positive Points**

- Net revenue per product sold increased by 23.1% compared to the same period in 2024, driven by a shift towards higher retail prices.
- Consumer loan portfolio increased by \$20.3 million, and MHP loan portfolio increased by \$20.1 million, indicating growth in financing activities.
- Book value per basic share outstanding increased by 13.1% from the same period in 2024, reflecting improved shareholder equity.
- Production in Texas is up, and the company is working to extend its backlog, indicating potential future sales growth.
- Retail loan originations in April 2025 were the highest in one month since going public, showing strong demand in the retail sector.

#### **Negative Points**

- Product sales decreased by \$6.5 million or 21.2% during the three months ended March 31, 2025, compared to the same period in 2024.
- Gross profit margin decreased to 29.2% from 33.6% in the same period in 2024, indicating reduced profitability.
- Net income decreased by 32.1% to \$10.3 million in the first quarter of 2025 compared to the first quarter of 2024.
- Selling, general, and administrative expenses increased by \$0.4 million or 6.9%, impacting overall profitability.
- Other income decreased by \$0.6 million or 35.5%, primarily due to a decrease in non-operating interest income.

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**Part II - According to [Seeking Alpha Transcripts](#) under fair use guidelines for media with Highlighting Added by MHPProNews**

**Legacy Housing Corporation (LEGH) Q1 2025 Earnings Call Transcript May 13, 2025**

May 13, 2025 12:47 PM ET [Legacy Housing Corporation \(LEGH\) Stock](#) [LEGH 1 Comment](#)

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Legacy Housing Corporation (NASDAQ:[LEGH](#)) Q1 2025 Earnings Conference Call May 13, 2025 11:00 AM ET

### **Company Participants**

Duncan Bates – President and Chief Executive Officer

Max Africk – General Counsel

Jeff Fiedelman – Chief Financial Officer

### **Conference Call Participants**

Mark Smith – Lake Street

Stefano Latapy – Cannell Capital LLC

### **Operator**

Good day and thank you for standing by. Welcome to the Legacy Housing Corporation Q1 2025 Earnings Conference Call. At this time, all participants are in a listen-only mode. After the speakers' presentation, there will be a question-and-answer session. [Operator Instructions] Please be advised that today's conference is being recorded.

I would now like to hand the conference over to your speaker today, Max Africk, General Counsel. Please go ahead.

### **Duncan Bates**

Good morning. This is Duncan Bates, Legacy's President and CEO. Thank you for joining Legacy's first quarter 2025 conference call. Max Africk, our General Counsel, will read the safe harbor disclosure before getting started. Max?

### **Max Africk**

Thanks Duncan. Before we begin, I will remind our listeners that management's prepared remarks today will contain forward-looking statements which are subject to risks and uncertainties and management may make additional forward-looking statements in response to your questions. Therefore, the Company claims the protection of the safe harbor for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995.

Actual results may differ from management's current expectations and any projections as to the Company's future performance represent management's best estimates as of today's call. Legacy, moreover, assumes no obligation to update these projections in the future unless otherwise required by applicable law.

### **Duncan Bates**

Thanks Max. Jeff Fiedelman, Legacy's Chief Financial Officer, will discuss our first quarter financial performance. Then I'll provide additional corporate updates and open the call for Q&A. Jeff?

### **Jeff Fiedelman**

Thanks Duncan. Product sales primarily consist of direct sales, commercial sales, inventory finance sales and retail store sales. Product sales decreased \$6.5 million or 21.2% during the three months ended March 31, 2025 as compared to the same period in 2024. This decrease was driven by a decrease in unit volume shipped primarily in mobile home park sales, retail sales, direct sales and other product sales categories.

For the three months ended March 31, 2025, our net revenue per product sold increased by 23.1% as compared to the same period in 2024. The increase is primarily due to a decrease in units sold to mobile home parks which are sold at wholesale prices, and an increase in units sold to consumers which are sold at higher retail prices. Consumer, MHP and dealer loans interest income did not change during the three months ended March 31, 2025 as compared to the same period in 2024.

Between March 31, 2025 and March 31, 2024, our consumer loan portfolio increased by \$20.3 million, our MHP loan portfolio increased by \$20.1 million and our dealer finance notes decreased by \$2.4 million. Other revenue primarily consists of contract deposit forfeitures, consignment fees, commercial lease rents, land sales, service fees and other miscellaneous income and decreased \$1.0 million or 59.2% during the three months ended March 31, 2025 as compared to the same period in 2024.

This decrease was primarily due to a \$1.1 million decrease in forfeited deposits, partially offset by a \$0.2 million increase in portfolio fees and service revenue and land sales and a net \$0.1 million decrease in other miscellaneous revenue. Cost of product sales decreased \$3.3 million or 16.0% during the three months ended March 31, 2025 as compared to the same period in 2024. The decrease in costs is primarily related to the decrease in units sold.

Gross profit margin was 29.2% of product sales during the three months ended March 31, 2025 as compared to 33.6% during the three months ended March 31, 2024. The cost of

other sales was \$0.5 million during the three months ended March 31, 2025. Selling, general and administrative expenses increased \$0.4 million or 6.9% during the three months ended March 31, 2025 as compared to the same period in 2024.

We had a \$0.6 million increase in legal expense, a \$0.5 million increase in loan loss provision and a \$0.3 million increase in other miscellaneous expense, offset by a \$0.4 million decrease in warranty expense, a \$0.3 million decrease in payroll and related expense and a \$0.3 million decrease in professional fees.

Other income decreased \$0.6 million or 35.5% during the three months ended March 31, 2025, as compared to the same period in 2024. We had a decrease of \$0.8 million in non-operating interest income, primarily as a result of the settlement agreement that we reached with a significant borrower in the third quarter of 2024, offset by a decrease of \$0.2 million in interest expense.

Net income decreased 32.1% to \$10.3 million in the first quarter of 2025, compared to the first quarter of 2024. Basic earnings per share decreased to \$0.43 per share or 30.6% in the first quarter of 2025, compared to the first quarter of 2024. As of March 31, 2025, we had approximately \$3.4 million in cash, compared to \$1.1 million as of December 31, 2024. We did not draw on the revolver in the first quarter. The outstanding balance of the revolver was 0 as of both March 31, 2025, and December 31, 2024. At the end of the first quarter 2025, Legacy's book value per basic share outstanding was \$20.87, an increase of 13.1% from the same period in 2024.

## **Duncan Bates**

Thanks, Jeff. Obviously, first quarter shipments were lower than we would have liked. I want to discuss the steps we have taken to address product sales growth moving forward. After the last earnings call in March, I flew with our founders to the Biloxi Mobile Home Show. It was a good opportunity for the three of us to walk houses, speak with customers and discuss financing solutions. We led the show aligned on several important changes to our products, park financing program and team.

First, our product line needs to be simplified. Over time, we added too many floor plans, color choices, options, et cetera. We analyzed the sales data, dramatically reduced the number of choices and simplified pricing. This change will allow our team to focus on the core products and gain efficiency in the plants.

Next, our park financing product has historically catered to the rental model. Our customers purchase homes and rent them to tenants. Some community owners, especially in the Texas markets want the flexibility to sell homes. We introduced a

modification to the MHP program that accommodates this, subject to certain conditions. I believe this change will broaden our customer base in our core markets moving forward.

Finally, management needs to allocate more time to sales, marketing and the land development projects. We hired industry veterans in key positions, including General Manager in Fort Worth, Director of Engineering for the company, a Purchasing Manager for the company and a Texas-based regional manager for our company-owned retail locations. We operate this business closely, but understand the importance of senior management across manufacturing and retail to allocate our time effectively. This was a necessary reset and I'm encouraged by the feedback to date. Currently, production in Texas is up, and we're working hard to ship houses and extend our backlog.

Moving to the market. We are now in the spring selling season. Despite market uncertainty and tariff risks, our outlook for the remainder of 2025 is positive. Independent dealers across most of the footprint are healthy. We saw some slowdown in our South Texas dealers post-election during the first quarter, but sales are now recovering.

At our company-owned stores, unit sales in April of 2025 were the highest in three years. May 2025 is tracking equally as strong. We view retail finance as a leading indicator on the dealer side. A couple of recent data points. Retail loan originations in April 2025 were the highest in one month since going public. Originations year-to-date through April of 2025 are up 51% over last year. Community shipments were lower than expected during the first quarter due to broader market uncertainty and timing delays with specific projects.

Last week, I spoke with several community owners at the MHI Conference. Demand for rentals in most regions is solid and M&A activity is improving. I was encouraged by HUD Secretary, Scott Turner speech and the new administration's views on regulatory reform. Less restrictive zoning, access to government financing solutions and updates to the HUD Code will have a long-term positive impact on our industry if executed. Delinquencies across the loan portfolios remain low and recovery rates continue to be strong. There were no material land sales during the first quarter, but we will continue to monetize non-core landholdings throughout the year.

Near Austin, we continue pushing forward in Bastrop County with our 1,100 pad development. I drove the property a few weeks ago. The roads and utilities are completed in Phase 1. We still anticipate selling lots in Phase 1 this summer. Phase 2, the rental community is not far behind. We are building the roads and water treatment plant now. Lot rent in the area is over \$1,000 a month, and we believe this property is extremely valuable. We just need to finish it.

Share repurchases during the first quarter were limited by a narrow window and trading restrictions. Despite the soft quarter, we're long-term focused and have plenty of balance sheet to repurchase shares at current trading levels. We continue to believe in the long-term fundamentals of manufactured housing and the value proposition that Legacy Housing provides its customers.

Operator, this concludes our prepared remarks. Please begin the Q&A.

## **Question-and-Answer Session**

### **Operator**

Thank you. [Operator Instructions] Our first question is going to come from the line of Mark Smith with Lake Street. Your line is open. Please go ahead.

### **Mark Smith**

Hi, guys. I wanted to ask a little bit about pricing at first. It sounds like the main reason for average price per home going up so much, it's just due to the mix. But can you talk about any pricing maybe that you took during the quarter?

### **Duncan Bates**

Yes. So – the primary driver of the increase in average selling price was the mix. So obviously, soft quarter with shipments to mobile home parks, but we had a pretty strong quarter with retail sales and inventory finance sales, which shifted the mix way up, I think, too far up. In general, we're obviously looking closely into all the tariffs around raw materials, and we pushed through a price increase in February. We're planning to push through another price increase in mid-June. And I think the good news is with the announcement yesterday, the price increase is not nearly as severe as we were expecting.

### **Mark Smith**

Okay. And then just back on MHP sales here. How much of this is just less demand from parks versus maybe timing of orders. If you could quantify or speak to maybe orders, your backlog, that would be great.

### **Duncan Bates**

Sure. I think it's a combination of both. We did have some shipments, both out of all three plants – are all three regions. So over in Georgia, we had a pretty large order that got pushed into the second quarter. In Texas, we had the same thing. And up north with our partnership, they were waiting on some raw material in order to get houses shipped. And so those are three meaningful orders that did slip. But we've been pushing hard on park sales.



I mentioned in my comments in the Texas region, our financing product works really well for community owners that are renting the homes. So they buy the homes, they take the depreciation, they rent the homes versus setting up homes and selling them and your park. And so I think as guys in our Texas territories have spent a lot of money buying parks, they're trying to unlock or get some of their return, some of their capital by selling the houses. And so that's a modification that we've done and we're just rolling out now. The feedback's been pretty good, but I think that allows us to pick up some of the guys that have shifted more toward tenant-owned homes versus the traditional rental model that we believe in.

**Mark Smith**

Okay. And then lastly, Duncan, can you just remind us any kind of capital spending or needs or use of cash kind of this year that are outside of the norm?

**Duncan Bates**

Nothing outside of the norm. We're really pushing hard to get Bastrop completed. So, we've got some additional capital going into that. We're looking at opportunities all the time, whether it's to add to the dealer base or to add to the loan portfolio or to even add manufacturing capacity. So we're currently monetizing some non-core real estate. You'll see that flowing in. And then outside of that, it's developments retail manufacturing capacity and adding more notes to the portfolio.

**Mark Smith**

Excellent. Thank you.

**Duncan Bates**

Thank you.

**Operator**

Thank you. One moment for our next question. And our next question is going to come from the line of Daniel Moore with CJS Securities. Your line is open. Please go ahead.

**Unidentified Analyst [Will on for Daniel Moore]**

Hi, this is Will on for Dan. Can you talk about your expectations for production rates across your three plants for Q2 relative to Q1? And what can you tell us about your discussions with customers in both retail and community markets and the cadence of order rates in Q1 and thus far in Q2? Thank you.

**Duncan Bates**

Hey, Will. Yes. Well, we came out of a seasonably slower period. I think we're pretty enthusiastic about the dealer side of the business and especially our company owned retail stores. And you see that in the retail loan originations. Parkside has been slower. It's lumpier, if you get large orders that are held for permitting or because the pads aren't finished or they can't get them set quick enough, it could have a meaningful impact on your quarter.

And that's what we saw here. I mentioned in my comments that we've really simplified the product portfolio and we're rolling that out to the customer base now. But I think you can imagine all the downstream effects of having too many color options and too many floor plans and too many additions to the house.

So we've really streamlined that which will help us get production up, even higher in the Texas plants where we have orders. In Georgia, Georgia continues to sell and they continue to build and we're really focused on rebuilding the dealer base there and adding new independent dealers. So I think as the team continues to make progress there, we'll be able to push production in Georgia higher than where we are now. But certainly production in Texas for Q2 will be higher than Q1.

**Unidentified Analyst [Will on for Daniel Moore]**

Thank you. And then how should we think about gross margin and operating margins in Q2 in the back half of the year relative to Q1?

**Duncan Bates**

I'd say this is probably the lower end of the range, right? We're under-absorbed on labor. We just pushed through a price increase in February. We've got another one coming in June. We're keeping an eye on material prices. But I think somewhere around 30% seems realistic.

**Unidentified Analyst [Will on for Daniel Moore]**

Thank you. And then just one more. How much of a sticking point of tariffs and trade uncertainty been for your retail and community customers? And conversely, do you see the reduction in proposed tariffs as a meaningful potential catalyst for demand?

**Duncan Bates**

I think it's – the tariffs in our business compared to a lot of other industries are not a – I mean they're a real consideration, but they're not a huge consideration. We manufacture all of our products here. And the vast majority of the raw materials that go into one of our homes are domestically sourced. But I think the tougher thing for the business

environment, regardless of what industry you're in, it's just the uncertainty because everyone is impacted. But I mean I think you're hesitant to go out and make a large investment or add people to the team just given all of the moving pieces over the past few months. So I think if we continue to move to some normalcy, that will be good for our industry as well as the country.

**Unidentified Analyst [Will on for Daniel Moore]**

Thank you.

**Operator**

Thank you. [Operator Instructions] And our next question is going to come from the line of Stefano Latapy with Cannell Capital LLC. Your line is open. Please go ahead. Stefano, your line might be muted. All right. Hold on just one moment, please. Stefano if you can hear me, please dial back in and press star one-one.

**Stefano Latapy**

I just hear you [ph].

**Operator**

All right, sir. Your line is open. You can go ahead and speak.

**Stefano Latapy**

Hi. I have a question, this morning, Craig-Hallum came with a note in Capital and Skyline Champion, where they said that the shipments were strong for the quarter, and you're expecting a bit raise on the companies. I'm just asking why they have good shipments versus you guys?

**Duncan Bates**

Well, I think it comes down to a couple of things. I mean we just talked about we had some delayed shipments. And I think a combination of pricing and the complexity of our product has hurt us this quarter. We've also had a lot of new people in the sales team, but I feel good about finishing the year strong. I think that pricing across the market has been really competitive. And we've chosen to keep our pricing where it is even at lower volumes. And so as things pick up here, I think our pricing has fallen in line with where we've historically played, and the backlog will continue to build.

**Stefano Latapy**

Okay. So it's what more you will consider this to be more something specifically to you guys, due to where you expand on the call rather than the industry being weak?

**Duncan Bates**

That's correct. Yes, I think the industry – we're halfway through May right now. So a lot of things have happened since the end of the quarter.

**Stefano Latapy**

Thank you.

**Duncan Bates**

Thank you.

**Operator**

Thank you. And I would now like to hand the conference back to Duncan Bates for any further remarks.

**Duncan Bates**

Thank you for joining today's earnings call. We appreciate your interest in Legacy Housing. Operator, this concludes our call.

**Operator**

This concludes today's conference call. Thank you for participating, and you may now disconnect. Everyone, have a great day.

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### **Part III - Additional Information with More Facts-Evidence-Analysis and MHPProNews Commentary**

1) Said CEO Bates: "So, we've got some additional capital going into that. We're looking at opportunities all the time, whether it's to add to the dealer base or to add to the loan portfolio or to even add manufacturing capacity." Bates and Legacy have made it clear that they are [open to doing an acquisition](#), but their corporate history reflects their greater focus in practice has been on what Bates said in that quote above. Namely, they are seeking more retail, community, lending, opportunities that in turn will boost production.

2) This segment of the Q&A with analysts' merits watching.

**Stefano Latapy**

Hi. I have a question, this morning, Craig-Hallum came with a note in Capital and Skyline Champion, where they said that the shipments were strong for the quarter, and you're expecting a bit raise on the companies. I'm just asking why they have good shipments versus you guys?

**Duncan Bates**

Well, I think it comes down to a couple of things. I mean we just talked about we had some delayed shipments. And I think a combination of pricing and the complexity of our product has hurt us this quarter. We've also had a lot of new people in the sales team, but I feel good about finishing the year strong. I think that pricing across the market has been really competitive. And we've chosen to keep our pricing where it is even at lower volumes. ...

**Stefano Latapy**

Okay. So it's what more you will consider this to be more something specifically to you guys, due to where you expand on the call rather than the industry being weak?

**Duncan Bates**

That's correct. Yes, I think the industry – we're halfway through May right now. So a lot of things have happened since the end of the quarter.

3) Bates and Curtis Hodgson have been on record for saying that zoning and placement barriers are the biggest headwinds for HUD Code manufactured housing.

[caption id="attachment\_194938" align="aligncenter" width="593"]



Management Team - Legacy ...  
Legacy Housing Corporation

**"Look, the biggest headwind of this — in this entire industry is where to put these [HUD Code manufactured] homes."**

Duncan Bates, President & Chief Executive Officer (CEO) Legacy Housing Corporation (LEGH) in 11.11.2023 earnings call remarks.



<https://www.manufacturedhomepronews.com/legacy-delivered-18-6-return-on-shareholders-equity-over-last-12-months-hiring-retail-mhc-insights-legacy-housing-legh-earnings-call-transcript-q3-20/> "Look, the biggest headwind of this - in this entire industry is where to put these [HUD Code manufactured] homes." Duncan Bates, President and CEO Legacy Housing (LEGH). [caption][caption id="attachment\_165590" align="aligncenter" width="600"]



**"...I've indicated for some time, we have a place to put challenge in our industry, particularly in large metropolitan areas like Dallas, Houston, San Antonio, Atlanta, Denver. And that difficulty is not being remedied, at least not currently."**

**- Curtis D. Hodgson,**  
Legacy Housing,  
Executive Chairman of the Board

Legacy Housing Corp  
(LEGH) Q3 2019 Earnings Call  
Nov 20, 2019



"...I've indicated for some time, we have a place to put challenge in our industry, particularly in larger metropolitan areas like Dallas, Houston, San Antonio, Atlanta, Denver. And that difficulty is not being remedied, at least not currently." Hodgson's Legacy Housing was an MHI member at the time that comment was made during an earnings call, and per an available MHI's member directory, still is.[/caption]

Thus, the CEO Bates remarks cited in the preface that he is "encouraged" by the remarks by HUD Secretary Scott Turner also merit closer observation. Per Bates.

**"I was encouraged by HUD Secretary, Scott Turner speech and the new administration's views on regulatory reform. Less restrictive zoning, access to government financing solutions and updates to the HUD Code will have a long-term positive impact on our industry if executed."**

While that is arguably all true, it also begs the question. If that is in fact the goal of MHI and/or HUD Secretary Turner, then where is the text and full video of that address?

4) At this point, neither HUD nor the Manufactured Housing Institute (MHI) have released the text of that speech.

Copilot, Gemini, and xAI's Grok have all observed that MHI appears to lack transparency. A lack of transparency combined with examples of apparently misleading information provided to their own members and to the public are factors that increase concerns about MHI's trustworthiness and true motives vs. claimed agenda.

*MHProNews* has reported with facts and evidence for years that MHI apparently behaves differently than NAHB, NAR, RVIA, or MHARR in several respects. Opportunities to promote the industry are lost. A prime and recent example is that MHI has apparently failed to promote June as National Home Ownership Month.

[caption id="attachment\_215301" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/hud-secretary-scott-turner-celebrates-june-as-national-homeownership-month-advancing-affordability-access-and-american-dream-of-homeownership-turner-on-manufactured-housing-mhville-fea/> [/caption]

If MHI is true to form, they will at some point roll out video clips that they believe will be useful to them. But the fact that HUD has failed thus far to make this address public, when a prior and similar address by HUD Secretary Ben Carson was published on their website ought to be a cautionary note. HUD has acknowledged, but thus far stonewalled, the *MHProNews* request for a copy of the transcript of that address in Orlando. That raises

questions as to if that is due to 'deep state' actors at HUD and/or is it the choice of Turner or someone in his trusted inner circle, and if so, why? Why keep the text and/or video of Turner's address a secret? Turner is a public official who was invited to speak precisely because of his public policy position in the Trump Administration.

[caption id="attachment\_215715" align="aligncenter" width="613"]

manufacturedhousing.org/?s=HUD+Sec+Turner+Speech+Orlando

**Copilot, Gemini, and xAI's Grok have all observed that MHI appears to lack transparency.**

**This search was performed by MHPProNews on 6.13.2025 at about 8:45 AM ET.**

**MHPProNews has reported with facts and evidence for years that MHI apparently behaves differently than NAHB, NAR, RVIA, or MHARR in several respects. Opportunities to promote the industry are lost.**

**Search Results: HUD Sec Turner Speech Orlando**

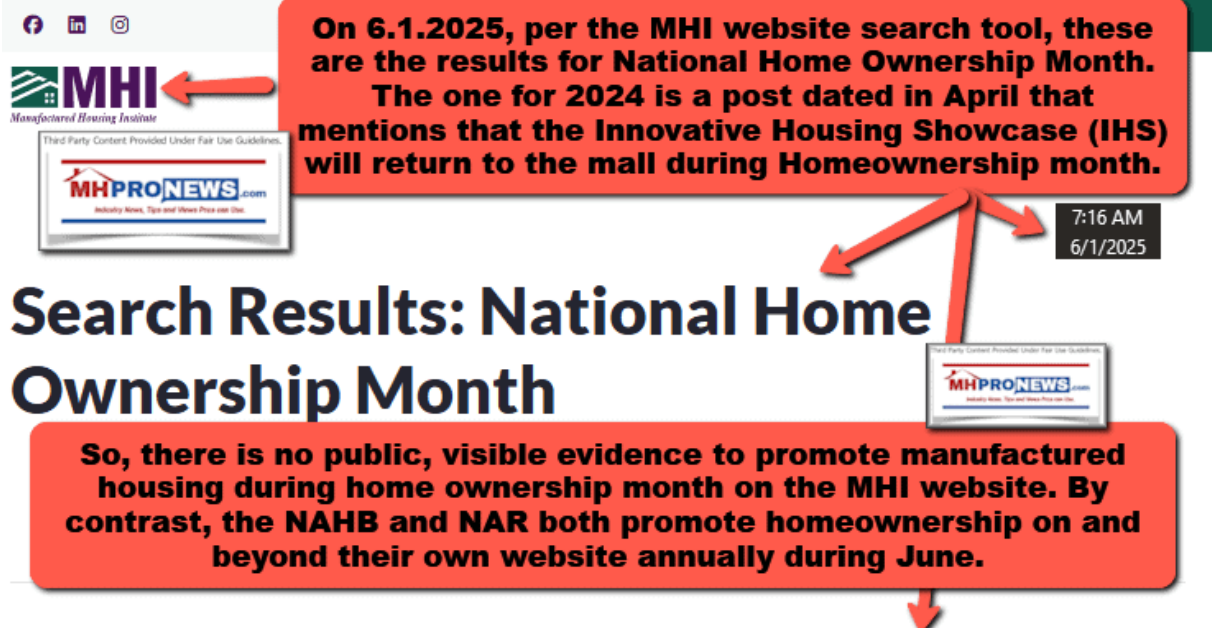
Sorry, we couldn't find any posts. Please try a different search.

HUD Sec Turner Speech Orlando

***There is a post on the MHI website that says that Turner will give a keynote speech at the Orlando conference. But there is no mention of the speech on the public side of their website over a month after that address was made. Why not? Note: depending on your browser or device, many images in this report and others on MHPProNews can be clicked to expand. Click the image and follow the prompts. For example, in some browsers/devices you click the image and select 'open in a new window.' After clicking that selection you click the image in the open window to expand the image to a larger size. To return to this page, use your back key, escape or follow the prompts.***[/caption]



[caption id="attachment\_215186" align="aligncenter" width="609"]



**On 6.1.2025, per the MHI website search tool, these are the results for National Home Ownership Month. The one for 2024 is a post dated in April that mentions that the Innovative Housing Showcase (IHS) will return to the mall during Homeownership month.**

**Search Results: National Home Ownership Month**

**So, there is no public, visible evidence to promote manufactured housing during home ownership month on the MHI website. By contrast, the NAHB and NAR both promote homeownership on and beyond their own website annually during June.**

## Manufactured Housing Returns to the National Mall

Manufactured Housing will take center stage in Washington, D.C. during Homeownership Month ...

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## Affordable Housing Solution: Manufactured Homes

This page is available to MHI members only. If you are already

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MHI is the national voice of the ...

*Note: depending on your browser or device, many images in this report and others on MHPProNews can be clicked to expand. Click the image and follow the prompts. For example, in some browsers/devices you click the image and select 'open in a new window.' After clicking that selection you click the image in the open window to expand the image to*

a larger size. To return to this page, use your back key, escape or follow the prompts.

[/caption]

[caption id="attachment\_215719" align="aligncenter" width="612"]

The screenshot shows a Google search interface. The search bar contains the text: "HUD.gov" "HUD Secretary Turner" "speech" "Manufactured Housing". Two red arrows point from callout boxes to the search bar. The first callout box on the left contains the text: "The two results on MHProNews are NOT the actual address by HUD Sec Eric Scott Turner to the Manufactured Housing Institute (MHI) in Orlando, FL. Search performed on 6.13.2025 at about 9:15 AM ET." The second callout box on the right contains the text: "Putting a search in quotes creates a more focused or precise result." Below the search bar, the search results are displayed. The first result is from manufacturedhomeprnews.com, titled "HUD Secretary Scott Turner-'I Don't Ever Want to be ...". The second result is also from manufacturedhomeprnews.com, titled "MHI Email: Teresa Payne Joined MHI - MHProNews". Below the search results, there is a section titled "People also ask" with two questions: "What is a HUD manufactured home?" and "Where is the HUD label?". At the bottom of the screenshot, there is a section titled "Images" showing three image thumbnails. Each thumbnail is a screenshot of a video or image from MHProNews, showing HUD Secretary Scott Turner. The first thumbnail shows him at a podium with a sign that says "MHI". The second thumbnail shows him with a sign that says "HUD SECRETARY SCOTT TURNER". The third thumbnail shows him with a sign that says "HUD SECRETARY SCOTT TURNER".

Note: depending on your browser or device, many images in this report and others on MHProNews can be clicked to expand. Click the image and follow the prompts. For example, in some browsers/devices you click the image and select 'open in a new window.' After clicking that selection you click the image in the open window to expand the image to a larger size. To return to this page, use your back key, escape or follow the prompts.

[/caption]

5) With the above in mind, consider this Q&A with Gemini on this date.

Gemini, the previously announced HUD Secretary Scott Turner speech to Manufactured Housing Institute (a.k.a.: MHI or manufacturedhousing.org) took place in early May 2025, correct? I've found evidence that Turner spoke, but can you find the actual text of that address or the video of that address anywhere online? I've not found it on the HUD website nor on the manufacturedhousing.org website. Confirm, correct, or clarify as warranted by the evidence and link results.

Gemini ▾  
2.0 Flash



You are correct! HUD Secretary Scott Turner did deliver a keynote address at the Manufactured Housing Institute's (MHI) Congress & Expo in Orlando, which took place from May 5-7, 2025.

While I haven't found a complete, official transcript of his entire speech or a full video recording of the address from either the HUD website or manufacturedhousing.org, I can provide you with significant excerpts and summaries of his remarks, along with some video clips:

- **MHI News Release - "HUD Secretary Sees Manufactured Housing as Key to Attainable Homeownership" (May 14, 2025):** This article on the manufacturedhousing.org website provides extensive quotes and summaries of Secretary Turner's speech. Key takeaways include:
  - His call to action for the industry to use innovation to address the housing affordability crisis.
  - His emphasis on manufactured homes as a key solution for expanding affordable housing supply, highlighting both quantity and quality.
  - His pledge that manufactured housing will be a priority for HUD and his commitment to working with industry leaders to remove bureaucratic barriers.

- You can find this article at:  
<https://www.manufacturedhousing.org/news/hud-secretary-delivers-keynote-address-at-mhi-congress-expo/>
- **Short Video Clips on Manufacturedhousing.org:** The MHI website also features short video clips of Secretary Turner discussing manufactured housing. While not the full speech, they offer direct snippets of his remarks:
  - One video is titled "Every community needs housing" and is available at:  
<https://www.manufacturedhousing.org/news/hud-secretary-sees-manufactured-housing-as-key-to-attainable-homeownership/>
  - Another is titled "American people deserve a choice" at the same link.
- **News Articles Quoting the Speech:** Several news outlets have reported on and quoted from Secretary Turner's MHI speech, offering further insights into his key points. For example, "HUD Secretary targets the 'enemy' of new housing" from Real Estate News (May 19, 2025) mentions his focus on easing regulations and cutting red tape to address the housing affordability crisis.

While a verbatim transcript or full video of the entire address might not be publicly available, the provided resources offer a comprehensive understanding of Secretary Turner's message and his strong support for the manufactured housing industry.

Sources

Sources



Manufactured Housing Institute

[www.manufacturedhousing.org](http://www.manufacturedhousing.org)

HUD Secretary Sees Manufactured Housing as Key to Attainable Homeownership

HUD Secretary Delivers Keynote Address at MHI Congress & Expo. BACK TO ALL NEWS.  
 TurnerwithBOD-SM. At the Manufactured Housing Institute's Congress & Expo in ...



Manufactured Housing Institute

[www.manufacturedhousing.org](http://www.manufacturedhousing.org)

HUD Secretary Sees Manufactured Housing as Key to Attainable Homeownership

“From affordability to quality to speed to market, manufactured housing is a crucial part of the equation,” Turner said, emphasizing its benefits from both a ...



Blevins, Inc.

[www.blevinsinc.com](http://www.blevinsinc.com)

News | Blevins, Inc.

HUD Secretary Turner Pledges to 'Support and Expand the Availability of Manufactured Homes'. After delivering the keynote address at MHI's Congress & Expo, ...



National Association of Home Builders | NAHB

[www.nahb.org](http://www.nahb.org)

HUD Secretary Vows to Work with Builders to Cut Regulations, Boost Housing Supply

Secretary of Housing and Urban Development (HUD) Scott Turner today said he would work to reduce regulatory burdens to ease America's housing affordability

[caption id="attachment\_215727" align="aligncenter" width="602"]



Gemini 2.0 Flash

Gemini, the previously announced HUD Secretary Scott Turner speech to Manufactured Housing Institute (a.k.a.: MHI or manufacturedhousing.org) took place in early May 2025, correct? I've found evidence that Turner spoke, but can you find the actual text of that address or the video of that address anywhere online? I've not found it on the HUD website nor on the manufacturedhousing.org website. Confirm, correct, or clarify as warranted by the evidence and link results.

◆ You are correct! HUD Secretary Scott Turner did deliver a keynote address at the Manufactured Housing Institute's (MHI) Congress & Expo in Orlando, which took place from May 5-7, 2025.

While I haven't found a complete, official transcript of his entire speech or a full video recording of the address from either the HUD website or manufacturedhousing.org, I can provide you with significant excerpts and summaries of his remarks, along with some video clips:

- ◆ **MHI News Release - "HUD Secretary Sees Manufactured Housing as Key to Attainable Homeownership" (May 14, 2025):** This article on the manufacturedhousing.org website provides extensive quotes and summaries of Secretary Turner's speech. Key takeaways include:
  - ◆ His call to action for the industry to use innovation to address the housing affordability crisis.
  - ◆ His emphasis on manufactured homes as a key solution for expanding affordable housing supply, highlighting both quantity and quality.
  - ◆ His pledge that manufactured housing will be a priority for HUD and his commitment to working with industry leaders to remove bureaucratic barriers.
  - ◆ You can find this article at: <https://www.manufacturedhousing.org/news/hud-secretary-delivers-keynote-address-at-mhi-congress-expo/>
- ◆ **Short Video Clips on Manufacturedhousing.org:** The MHI website also features short video clips of Secretary Turner discussing manufactured housing. While not the full speech, they offer direct snippets of his remarks:
  - ◆ One video is titled "Every community needs housing" and is available at: <https://www.manufacturedhousing.org/news/hud-secretary-sees-manufactured-housing-as-key-to-attainable-homeownership/>
  - ◆ Another is titled "American people deserve a choice" at the same link.
- ◆ **News Articles Quoting the Speech:** Several news outlets have reported on and quoted from Secretary Turner's MHI speech, offering further insights into his key points. For example, "HUD Secretary targets the 'enemy' of new housing" from Real Estate News (May 19, 2025) mentions his focus on easing regulations and cutting red tape to address the housing affordability crisis.

While a verbatim transcript or full video of the entire address might not be publicly available, the provided resources offer a comprehensive understanding of Secretary Turner's message and his strong support for the manufactured housing industry.

Sources

#### Sources

**Manufactured Housing Institute**  
www.manufacturedhousing.org  
**HUD Secretary Sees Manufactured Housing as Key to Attainable Homeownership**  
HUD Secretary Delivers Keynote Address at MHI Congress & Expo. BACK TO ALL NEWS. TurnerwithBOD-SM. At the Manufactured Housing Institute's Congress & Expo in ...

**Manufactured Housing Institute**  
www.manufacturedhousing.org  
**HUD Secretary Sees Manufactured Housing as Key to Attainable Homeownership**  
"From affordability to quality to speed to market, manufactured housing is a crucial part of the equation," Turner said, emphasizing its benefits from both a ...

**Blevins, Inc.**  
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**News | Blevins, Inc.**  
HUD Secretary Turner Pledges to 'Support and Expand the Availability of Manufactured Homes'. After delivering the keynote address at MHI's Congress & Expo, ...

**National Association of Home Builders | NAHB**  
www.nahb.org  
**HUD Secretary Vows to Work with Builders to Cut Regulations, Boost Housing Supply**  
Secretary of Housing and Urban Development (HUD) Scott Turner today said he would work to reduce regulatory burdens to ease America's housing affordability ...

*Note: depending on your browser or device,*

*many images in this report and others on MHPProNews can be clicked to expand. Click the image and follow the prompts. For example, in some browsers/devices you click the image and select 'open in a new window.' After clicking that selection you click the image in the open window to expand the image to a larger size. To return to this page, use your back key, escape or follow the prompts. [/caption]*

MHPProNews notes that the screen capture above documents the accuracy of the Q&A above.

6) While that is insightful and useful, it still begs questions. Why didn't HUD and MHI make the entire speech available? Why didn't MHI feature that prominently on their website or make it easier to find with the use of their own site-search tool? More specifically, look at this screen capture of the MHI website from the date and time shown. April, May, and June are shown. But the post of the speech to MHI by Sec. Turner is not shown? Why what are the motivations of MHI leaders for 'hiding' or obscuring such information on their own website? More following the MHI post shown in Part III #7, below.



[caption id="attachment\_215246" align="aligncenter" width="603"]

The screenshot shows the MHI News website with the URL [manufacturedhousing.org/news-landing/](http://manufacturedhousing.org/news-landing/). The page features a header with the MHI logo and a navigation bar. The main content area displays several news articles. Red callout boxes are overlaid on the page, providing additional context and dates.

**On the date and time shown, these are the visible articles on the MHI home page (displayed somewhat differently, but the same four topics) and on the MHI "news landing" page.**

**Words have meaning. MHI claims under "MHI News" - "The latest news to give you a full perspective on the manufactured housing industry. From manufacturers to land-lease communities, retail to financial services, and suppliers to installers, we help you keep abreast of what's happening in every aspect of the industry."**

**Every topic shown relates to some form of 'self-promotion' of MHI by MHI. There is nothing on June as National Homeownership Month.**

**It is 6.3.2025 at about 2:20 AM ET when this screen capture was performed.**

The news articles shown are:

- Become a Licensed Installer – From Home, on Your Schedule** (JUNE 2, 2025). The Manufactured Housing Educational Institute (MHEI) has the flexible, comprehensive training you need to launch your career in the manufactured housing industry as a licensed manufactured home installer. [Read More >](#)
- MHI Announces 2025 Excellence in Manufactured Housing Award Winners** (MAY 21, 2025). MHI announced the 2025 Excellence in Manufactured Housing Award recipients last week during the MHI Congress & Expo in Orlando. The annual awards program honors MHI members in the manufactured and modular home industry who provide outstanding products, customer service, creative solutions, and state-of-the-art homes. [Read More >](#)
- Installer Training and Continuing Education from Your Computer** (APRIL 7, 2025). Installers and inspectors of manufactured homes can meet the education requirements for licensing with MHEI's online training. Installers and inspectors can take MHEI continuing education courses from anywhere with a computer and an Internet connection. [Read More >](#)
- HUD Secretary Scott Turner to be Keynote Speaker at 2025 Congress & Expo** (APRIL 2, 2025). U.S. Housing and Urban Development (HUD) Secretary Scott Turner will give the keynote address at this year's Congress & Expo. [Read More >](#)

This screen capture is from 6.3.2025 but the same reports shown hold true on 6.8.2025 at about 1:53 AM ET. Note: depending on your browser or device, many images in this report and others on MHPProNews can be clicked to expand. Click the image and follow the prompts. For example, in some browsers/devices you click the image and select 'open in a new window.' After clicking that selection you click the image in the open window to expand the image to a larger size. To return to this page, use your back key, escape or follow the prompts. [/caption]

7) From the MHI website provided under [fair use](#) guidelines for [media](#) is the following. Note that showing MHI content should NOT be construed as an endorsement of that trade group.

Posts

## HUD Secretary Delivers Keynote Address at MHI Congress & Expo

[BACK TO ALL NEWS](#)



At the Manufactured Housing Institute’s Congress & Expo in Orlando, the U.S. Department of Housing and Urban Development (HUD) Secretary Scott Turner delivered an impassioned call to action to nearly 1,500 manufactured housing industry professionals, urging them to use the innovation inherent in manufactured housing to tackle America’s housing crisis.

“The data tells us that we cannot keep running the same plays that have been failing for decades, with unacceptable results,” Turner said. “So I am challenging us to draft a new playbook—a playbook that builds on President Trump’s Day One executive order to reduce housing costs for the American people ... and I know you all are up for the challenge too because I’ve seen it in the work you do, and I am excited to see more of it.”

Turner positioned manufactured homes as a key solution to improving housing affordability and access, praising the industry’s role in delivering both scale and quality.

“It’s easy to see how manufactured homes can dramatically expand the supply of affordable housing for Americans who need it the most,” he said. “But this industry is about more than just quantity, it’s about quality.”

He praised the industry’s innovation and its role in shaping modern housing solutions.

“Manufactured homes are built by wisdom, and what I mean is that they’re made through

novel, out-of-the-box strategies that make the building process simpler, more cost effective, and ultimately, more accessible for American families,” Turner said. “Harnessing innovation is vital in addressing this [housing affordability] crisis, and this innovation will be led by the creative engine of the private sector.”

Reinforcing the broader mission, Turner closed with a powerful reminder: “Access to homeownership is the cornerstone of the American Dream. A home isn’t just a place to live—it is a safe harbor ... the backbone of a strong America.”



### **HUD Secretary Turner Pledges to ‘Support and Expand the Availability of Manufactured Homes’**

After delivering the keynote address at MHI’s Congress & Expo, Secretary Turner toured two HUD Code single-family manufactured homes and an accessory dwelling unit (ADU) built by Champion Homes, Inc. and displayed during the event. During the tour, Turner had the opportunity to see the homes’ high-quality construction, durable materials and stylish design aesthetics.

After touring the homes, Turner spoke with MHI about the vital role of manufactured housing in addressing the significant housing deficit in the United States. He highlighted



the creativity and thoughtful design in today's manufactured homes, noting features like porches, elegant hardware, and efficient layouts that cater to modern homeowner needs.

Turner pointed out that manufactured housing is essential for providing affordable options without sacrificing quality.

“Every community needs housing, and manufactured housing plays a huge role in that,” he said. “From the affordability standpoint, from the quality standpoint, from the speed to market standpoint, from a cost saving standpoint, and from an environmental standpoint, manufactured housing is very important – a huge part of the equation.” His commitment to this sector underscores the broader goal of ensuring that all Americans have the freedom to choose where and how they live.

Turner said that manufactured housing will be a priority for HUD. “Our job is to work with industry leaders to support and expand the availability of manufactured homes.” By collaborating with stakeholders such as MHI, he aims to remove bureaucratic barriers that often hinder housing opportunities. As Turner observed, the expertise and dedication from those in the manufactured housing sector are crucial for making these options available to the American public, helping them achieve the dream of homeownership.





### **Industry Pros Learn & Grow at MHI Congress & Expo**

Nearly 1,500 manufactured housing industry professionals gathered at the 2025 MHI Congress & Expo in Orlando May 5-7. They experienced top-tier educational sessions, dynamic speakers and the latest industry innovations in the expo hall.

Attendees selected educational experiences from three workshop tracks: a Newcomers Track for industry entrants, an Industry Hot Topics Track addressing current challenges, and a Networking Roundtables Track for peer-to-peer learning and discussion.

This year the expo hall included a new feature: Learning Labs that offered 20-minute sessions with innovators shaping the future of manufactured housing.

A major highlight of the event was “The Neighborhood,” an outdoor space with fully staged Champion Homes, games, and daily events, providing a relaxed and engaging networking environment.

Plan now to attend the next [MHI Congress & Expo](#), April 7-9, 2026 in Las Vegas.













## Date Published

May 14, 2025

## News Type

[MHI News](#)

Keep Exploring

## Related Posts

Sorry, we couldn't find any related posts.

--- End of that MHI post and the lack of "related" posts. ---

8) *MHProNews* performed this screen capture of the MHI website on 6.13.2025 at about 10:23 AM ET. Even in MHI's extended News Landing-News Archive (shown below) there is no visual evidence of the HUD Secretary E. Scott Turner speech. Why has MHI made it so difficult to find even their apparent excerpts of the Turner address?

[caption id="attachment\_215731" align="aligncenter" width="621"]

manufacturedhousingprogress/news/landing/news-archives/

About MHI | Login | News & Media

News | Courses & Certifications | Events | Advocacy | About Manufactured Homes

**MHI**

POB11

## News Feed

The latest news to give you a full perspective on the manufactured housing industry. From manufacturers to land-home communities, retail to financial services, and suppliers to installers, we help you keep abreast of what's happening in every aspect of the industry.

**JUNE 1, 2025**

### Become a Licensed Installer—From Home, on Your Schedule

The Manufactured Housing Educational Institute (MHEI) has the flexible, comprehensive training you need to launch your career in the manufactured housing industry as a licensed manufactured home installer.

[Read More >](#)

**JUNE 1, 2025**

### NCMAHA Members Rally to Help a Neighbor in Need

North Carolina Manufactured & Modular Homebuilders Association members provided a homeowner who lost her home to a fire with a new Casa Home.

[Read More >](#)

**JUNE 1, 2025**

### Become a Licensed Installer—From Home, on Your Schedule

The Manufactured Housing Educational Institute (MHEI) has the flexible, comprehensive training you need to launch your career in the manufactured housing industry as a licensed manufactured home installer.

[Read More >](#)

**JUNE 13, 2025**

### UPDATE: HUD's Innovative Housing Showcase "The American Home in the American Dream" Returns to the National Mall

HUD Secretary Scott Turner announced the return of the Innovative Housing Showcase from September 8 - 10 to the National Mall in Washington, D.C.

[Read More >](#)

**MAY 23, 2025**

### MHI Announces 2025 Excellence in Manufactured Housing Award Winners

MHI announced the 2025 Excellence in Manufactured Housing Award recipients last week during the MHI Congress & Expo in Orlando. The annual awards program honors MHI members in the manufactured and modular home industries who provide outstanding products, customer service, creative solutions, and more of the art. Home.

[Read More >](#)

**JUNE 1, 2025**

### Installer Training and Continuing Education from Your Computer

Installers and inspectors of manufactured homes can meet the education requirements for licensing with MHEI online. Training installers and inspectors can take MHEI continuing education courses from anywhere with a computer and an internet connection.

[Read More >](#)

**APRIL 6, 2025**

### HUD Secretary Scott Turner to be Keynote Speaker at 2025 Congress & Expo

U.S. Housing and Urban Development (HUD) Secretary Scott Turner will give the keynote address at this year's Congress & Expo.

[Read More >](#)

**MAY 19, 2025**

### Learn Community Management, Installation and Sales Skills... Online!

The Manufactured Housing Educational Institute (MHEI) offers a wide variety of courses to educate and grow your business.

[Read More >](#)

**Finalists Announced for the MHI Excellence in Manufactured Housing Awards**

The 2025 Excellence in Manufactured Housing Awards submissions have officially closed, with 175 submissions across 10 categories.

[Read More >](#)

1 2 3 4 5 Next >

Note: depending on your browser or device, many

*images in this report and others on MHPProNews can be clicked to expand. Click the image and follow the prompts. For example, in some browsers/devices you click the image and select 'open in a new window.' After clicking that selection you click the image in the open window to expand the image to a larger size. To return to this page, use your back key, escape or follow the prompts. [/caption]*


That annotated and composite screen capture is the miniaturized insert that is shown below of the screen capture of the MHI post about Turner's address.

[caption id="attachment\_215732" align="aligncenter" width="622"]

On 6/13/2025 at about 9:54 AM ET this post on the MHI website is NOT visible from the MHI news landing page nor from the MHI home page news segment. Why has MHI tucked it away in a fashion that makes it difficult to find?

HUD Secretary Delivers Keynote Address at MHI Congress & Expo

PHOTO



At the Manufactured Housing Institute Congress & Expo in Orlando, the U.S. Department of Housing and Urban Development (HUD) Secretary Tom Turner delivered an important and, he added, his nearly 5,000 manufactured housing industry professionals, urging them to use the innovation inherent in manufactured housing to tackle housing challenges.


"The topic tells us that we cannot keep looking at the same place that has been killing the industry, with unresponsible models," Turner said. "We are challenging us to shift a new paradigm—a paradigm that exists on Florida's Turnpike. There are three scenarios under the current housing tools for the American people... and I know one of us is up for the challenge for because I've seen it in the work you do, and I've seen it in the work of others."

Turner outlined manufactured housing as a key solution to increasing housing affordability and easing pressing the industry's role in addressing the nation's housing crisis.

"It's not to say how manufactured housing can drastically impact the supply of affordable housing for Americans who need it the most," he said. "But this industry is about more than just housing. It's about quality."

He praised the industry's innovation and its role in shaping modern housing solutions. "Manufactured homes are built by scientists, and what I mean is that they're made through mass, not of the house, strategies that use the building process, science, mass, cost-effective, and ultimately more accessible for American families," Turner said. "Manufacturing innovation is critical to addressing the housing affordability crisis, and this innovation will be the key to the success of the private sector."

Reinforcing the broader industry, Turner closed with a powerful reminder: "Housing is fundamental to the core mission of the American Dream, and there is no one else but you to make it a reality. It's a challenge... the backbone of a strong America!"



HUD Secretary Tom Turner pledges to support and expand the availability of manufactured housing.



After delivering the keynote address at MHI's Congress & Expo, Secretary Turner toured the MHI One single-level manufactured home and an accessory dwelling unit (ADU) built by Thompson Homes, Inc., and displayed during the event. During the tour, Turner had the opportunity to see the homes' high-quality construction, durable materials and design details.

After touring the homes, Turner spoke with MHI about the vital role of manufactured housing in addressing the significant housing deficit in the United States, the highest of the country, and innovative design to bring a manufactured home, using features like porches, elegant hardware, and efficient layouts that cater to modern homeowner needs.

Turner pointed out that manufactured housing is essential for providing affordable housing without sacrificing quality.

"Every community needs housing, and manufactured housing plays a huge role in that," he said. "From the affordability standpoint, from the quality standpoint, from the speed to market standpoint, from a cost saving standpoint, and from an environmental standpoint, manufactured housing is not a silver bullet—a huge part of the equation!" His commitment to this sector underscores the broader goal of ensuring that all Americans have the opportunity to achieve the American Dream.

Turner said that manufactured housing will be a priority for HUD. "Our job is to work with industry leaders to support and expand the availability of manufactured homes." By collaborating with manufacturers such as MHI, he aimed to ensure manufactured housing that offer better housing opportunities. As Turner observed, the expertise and dedication from those in the manufactured housing sector are crucial for making these solutions available to the American public, helping them achieve the dream of homeownership.



Industry Pros Learn & Grow at MHI Congress & Expo



More than 5,000 manufactured housing industry professionals gathered at the 2025 MHI Congress & Expo in Orlando May 5-7. They exchanged their education, expertise, industry updates and the latest industry innovations in the space.

Attendees selected educational experiences from three working tracks: a Homeowner Track for industry events, an Industry Track Topic addressing current challenges, and a Professional/Innovation Track for year-to-year learning and discussion.

This year the expo hall included a new feature: Learning Labs that offered 20-minute sessions with presenters sharing their latest innovations.

A major highlight of the event was "The Neighborhood" on outdoor space with fully staged Thompson homes, games, and daily events, creating a relaxed and engaging networking environment.

Photo credit: MHI Congress & Expo, Sept 17th, 2025 by L. L. Turner



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Related Posts

Being an insider has its perks and pitfalls.

Note: depending on your browser or device, many images

*in this report and others on MHPProNews can be clicked to expand. Click the image and follow the prompts. For example, in some browsers/devices you click the image and select 'open in a new window.' After clicking that selection you click the image in the open window to expand the image to a larger size. To return to this page, use your back key, escape or follow the prompts. [/caption]*

9) MHPProNews, using earnings calls, investor relations (IR) presentations, online statements by MHI, MHARR, data and statements by federal or state agencies and leaders, NAHB, NAR, university or nonprofit researchers, mainstream media, and an array of sources that include third-party AI fact checks, has meticulously documented that the manufactured housing industry is performing at only about 30 percent of the production level of the industry in 1998. A close look at Champion Homes (SKY) investor relations presentations that provides a long-term chart of mobile home into manufactured housing industry annual production reveals that the average annual production has been steadily falling due to the drag by low 21st century production. For whatever reasons, much (not all) of the industry's insiders at MHI (firms that often have MHI board positions) are apparently focused on [consolidation](#) and M&A activity over organic growth.

[caption id="attachment\_189440" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/analyst-to-cavco-why-is-manufactured-home-industry-production-so-weak-paradox-develops-lower-expectations-more-singles-in-q1-2023-cavco-industrie/> [/caption]



MHI leaders and their attorneys are apparently unwilling to defend their record or explain as best they can how their behavior aligns, or not, with their IRS 990 remarks or the statement by Richard "Dick" Jennison over a decade ago that the manufactured housing industry was capable of producing 500,000 new homes a year, surpassing the 1998 high.

[caption id="attachment\_215700" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/mharr-fingers-mhi-change-expansion-of-attainable-homeownership-through-manufactured-housing-act-of-2025-primary-authority-to-establish-manufactured-housing-construction-and/>

[caption id="attachment\_215639" align="aligncenter" width="600"]

Sun Communities, Inc. (SUI) [yahoo/finance](#)

**126.77** +1.65 +1.32%

At close: June 10 at 4:00:02 PM EDT  
NYSE - Nasdaq Real Time Price - USD



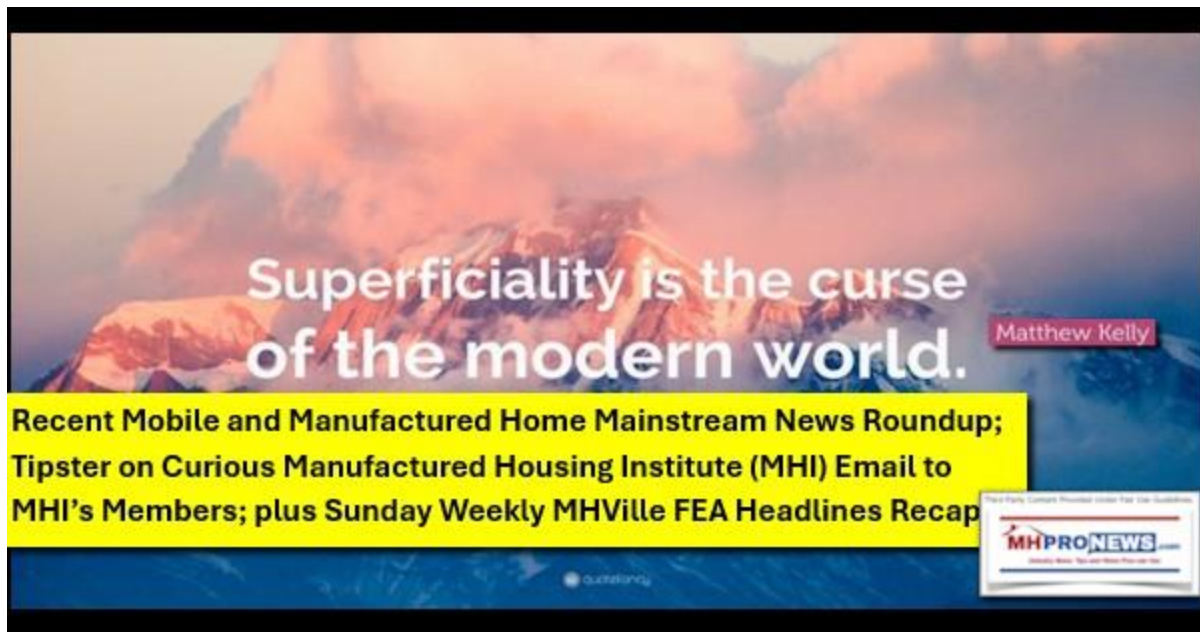
**Blue Orca Bites Sun Communities (SUI) Again-Lifshitz Announces New Shareholders Rights Investigation; Sun-CEO Gary Shiffman Updates May Involve More-Larger Potential Legal Risks-MHville FEA**

<https://www.manufacturedhomepronews.com/blue-orca-bites-sun-communities-sui-again-lifshitz-announces-new-shareholders-rights-investigation-sun-ceo-gary-shiffman-updates-may-involve-more-larger-potential-legal-risks-mhville-fea/>[/caption][caption id="attachment\_215589" align="aligncenter" width="600"]

The collage includes a caricature of L.A. Tony Kovach on the left. In the center, there is a map of Florida with a large dollar sign and a "NO INFLATION" sign. Below the map is a drawing of a manufactured home. The text "MHPRONEWS.com" is visible at the top. At the bottom, there is a banner that reads: "ONE MAN'S JOURNEY INTO THE U.S. AFFORDABLE HOUSING CRISIS - AN EVIDENCE-PACKED TALE OF WONDERS AND WOES - FEATURING THE MANUFACTURED HOUSING INDUSTRY'S POTENTIAL GONE WRONG MHVILLE FEA". Logos for "Copilot" and "MHPProNews" are also present.

<https://www.manufacturedhomepronews.com/one-mans-journey-into-the-u-s-affordable-housing-crisis-an-evidence-packed-tale-of-wonders-and-woes-featuring-the-manufactured-housing-industrys-potential-gone-wrong-mhville-fea/>[/caption][caption id="attachment\_215510" align="aligncenter" width="600"]





<https://www.manufacturedhomepronews.com/recent-mobile-and-manufactured-home-mainstream-news-roundup-tipster-on-curious-manufactured-housing-institute-mhi-email-to-mhis-members-plus-sunday-weekly-mhville-fea-headlines-recap/>



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