

Draft of MHProNews for AI fact check and analysis

MHARR Addresses Deficiencies-Concerns by Submitting Proposals to Congress to Correct Pending Housing Supply Frameworks Act on Manufactured Housing Industry Measures; What About MHI? MHVille FEA

In Part I of this MHVille facts-evidence-[analysis](#) (FEA) report is the latest press release from the Washington, D.C. based Manufactured Housing Association for Regulatory Reform (MHARR) dated 6.18.2025 regarding the "deficiencies" in the Housing Supply Frameworks Act (HSFA). The **Housing Supply Frameworks Act** (S.1299) was introduced in the 119th Congress (2025-2026) to tackle the significant housing shortage in the United States, which depending on the source is estimated to be in the millions of housing units. According to Congress.gov, the bipartisan bill S. 1299 would: "direct the Secretary of Housing and Urban Development, acting through the Assistant Secretary for Policy Development and Research, to publish guidelines and best practices for State zoning and local zoning frameworks, and for other purposes." Part II of this report includes what the Manufactured Housing Institute (MHI) website offers on the same topic. Part III will include additional MHVille facts-evidence-[analysis](#) (FEA) and expert commentary on the developing topic that could impact the U.S. housing market, including affordable manufactured housing, in the coming years.

Part I

JUNE 18, 2025

IMPORTANT

TO: HUD CODE MANUFACTURED HOUSING INDUSTRY MEMBERS

FROM: MARK WEISS

**RE: MHARR ADDRESSES DEFICIENCIES AND CONCERNS,
AND SUBMITS PROPOSALS TO CONGRESS TO
CORRECT PENDING HOUSING SUPPLY FRAMEWORKS ACT**

As the Manufactured Housing Association for Regulatory Reform (MHARR) reported in a News Release dated April 22, 2025 ("Bi-Partisan Bill Seeks Zoning Reform – Could Augment

Enhanced Federal Preemption”), bi-partisan legislation entitled “The Housing Supply Frameworks Act of 2025” (HSFA), has now been introduced in both the House of Representatives (H.R. 2840) and the U.S. Senate (S. 1299).

At their core, these bills – which are identical in substance but differ slightly in their organization -- would establish a federal mechanism to, within three years of enactment, “develop frameworks for best practices on zoning and land-use policies” at both the state and local level. Among other things, the bills specifically reference a “reduction of obstacles to a range of housing types at all levels of affordability, including manufactured and modular housing.” In addition, the legislation, as previously noted by MHARR, would provide state and local governments with resources to confront barriers to affordable housing development and construction.

While MHARR supports the purposes and objectives of these HSFA bills, it nevertheless has serious concerns with certain aspects of the language used in the bills, which – like two draft bills currently before the House of Representatives Subcommittee on Housing and Insurance, addressed in detail in an MHARR memorandum and package dated June 11, 2025 entitled “Pending and Potential Legislation Impacting Manufactured Housing”) – could have significant unintended negative effects for the manufactured housing industry (especially smaller industry businesses) and American consumers of affordable housing if not addressed and corrected during the legislative process.

Consequently, MHARR, in a June 16, 2025 communication to both houses of Congress (copy attached), has indicated the sections of the HSFA bills that pose the greatest concern, and has offered suggested changes to the bill language that would address those concerns. In general, the matters addressed by MHARR fall into four broad categories:

1. MHARR proposed changes seek to specifically define “manufactured home” by referencing the definition contained in the National Manufactured Housing Construction and Safety Standards Act of 1974, as amended;
2. MHARR proposed changes seek to include “manufactured housing producers” as a distinct membership category for the committee that would be established by the bill;
3. MHARR proposed changes would separate references to the regulation and exclusion of federally-regulated HUD Code manufactured homes from references to “modular” or other types of homes built to state or local building codes; and

4. MHARR proposed changes would replace references to “attainable” housing with references to “affordable” housing.

Included in the attached MHARR packet are the proposed changes – in detail – together with a statement of the rationale and justification for each.

Most importantly, the proposed changes seek to identify HUD Code manufactured homes as a distinct category of affordable and housing (indeed, the most affordable housing) which faces discrimination and exclusion through zoning and placement mandates precisely because it is regulated pursuant to a federal building code (with performance-based federal standards, uniform federal enforcement and federal preemption), rather than state or local codes (most typically the International Residential Code – IRC). In order to make this distinction clear and unequivocal in the proposed legislation, it is necessary that manufactured homes, as a housing category, be specifically defined and identified in the bill language. Moreover, and consistent with the HSFA’s specific identification and definition of “affordability,” it is essential that HSFA avoid references to the meaningless term “attainable” housing and instead refer in all instances to “affordable” homeownership, which is the centerpiece of President Trump’s and HUD Secretary Scott Turner’s goal to increase the supply of housing and the availability of homeownership in the United States.

As always, MHARR will carefully monitor these bills and will take any and all actions needed to protect the rights and interests of smaller HUD Code industry businesses and the lower and moderate-income American homebuyers who rely on affordable manufactured housing, while simultaneously working to ensure that full and fair competition within the industry is protected.

We urge you to review MHARR’s suggested modifications and support them in your interactions with Congress because, without such changes and additions, the current HFSA bills would likely have unintended and/or unforeseen negative consequences for mainstream manufactured housing, manufactured housing consumers and smaller industry businesses in particular.

Please contact MHARR if you have any questions or need any additional information regarding the attached documents. As usual, MHARR will continue to keep you informed as it reviews and submits recommendations to both houses of Congress on all of the multiple pending or potential bills pertaining to or impacting HUD Code manufactured housing.

Thank you.

Mark Weiss

President and CEO

Manufactured Housing Association for Regulatory Reform (MHARR)

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Website: www.manufacturedhousingassociation.org

[Attachments](#)

Part II - As of 6.19.2025 circa 4:35 AM ET is the following from the Manufactured Housing Institute (MHI) website provided under [fair use guidelines](#) for [media](#)

1) The following is a composite and annotated screen capture of the Manufactured Housing Institute (MHI) website at about the time shown on this date. In many devices, to see that image below in a larger or full size click the image and follow the prompts or [click here](#) and follow the prompts.

[caption id="attachment_216013" align="aligncenter" width="613"]

The screenshot shows the homepage of manufacturedhousing.org. At the top left, the URL is displayed. A red box on the left contains the text: "On 6.19.2025 at about 4:43 AM ET these are the headlines on the Manufactured Housing Institute (MHI or manufacturedhousing.org)." Below this, another red box states: "Words have meaning. MHI's website home page claims: 'Latest News' 'Keep current with MHI and the latest in manufactured housing. Browse the latest industry news.' Yet there is no mention on the Housing Supply Frameworks Act" visible on the MHI website on the date and time shown." A yellow box on the right contains the text: "The MHI News landing page looks much the same and has the same topics." At the top right, a yellow banner reads: "Notice: showing content from MHI should NOT be construed as an endorsement of MHI by MHPProNews." The main content area features a "Latest News" section with the headline "Reserve Your Seat at the RV/MH Hall of Fame Induction Dinner" dated June 16, 2025. Below this, there are three columns of news items: "Learn to Connect with Today's Homebuyers at In-Person Training", "HUD's Innovative Housing Showcase 'The American Home is the American Dream' Returns to the National Mall", and "NCMHA Members Rally to Help a Neighbor in Need". Each item includes a small image and a "Read More" link. A small MHPProNews logo is visible in the top right corner of the website screenshot.

MHPProNews 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]

2) MHI's news-landing page claims: "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." Nevertheless, MHI doesn't even offer the prepared statement of its own chairman - William "Bill" Boor - to the public. Why not? What is MHI hiding? For answers, see Part III.

[caption id="attachment_216014" align="aligncenter" width="606"]



Q "ManufacturedHousing.org" "Housing Supply Frameworks Act"

All Search Images Videos Maps News Copilot Filter

About 10 results



Manufactured and Modular Housing Industry News
<https://www.manufacturedhomeproneews.com/mharr...>

MHARR Addresses Growing Concerns Regarding Pending ...

May 21, 2025 · Washington, D.C., May 19, 2025 – The Manufactured Housing Association for Regulatory Reform (MHARR) has undertaken intensive activity in Congress to protect the rights.

Congress.gov
<https://www.congress.gov/meeting/house/witnesses>

[PDF] **Statement of William C. Boor - Congress.gov**

May 14, 2025 · achieved without subsidies. Specifically, MHI supports: clarifying HUD's regulatory authority over all federal construction standards for manufactured housing; removing an ...

Document Repository
<https://docs.house.gov/meetings/BA>

[PDF] **Statement of William C. Boor - docs.house.gov**

May 14, 2025 · achieved without subsidies. Specifically, MHI supports: clarifying HUD's regulatory authority over all federal construction standards for manufactured housing; removing an ...

Searches you might like

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<https://democrats-financialservices.house.gov/uploadedfiles>

[PDF] **Statement of William C. Boor**

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Manufactured and Modular Housing Industry News
<https://www.manufacturedhomeproneews.com/statement...>

Manufactured Housing Institute (MHI)

May 24, 2025 · Another way the committee can take action to encourage the breaking down of zoning and other placement barriers to manufactured housing is through adoption of the ...



Manufactured and Modular Housing Industry News
<https://www.manufacturedhomeproneews.com/...>

Exposé: Consolidation of Key MH Industry Sectors Ongoing and ...

Apr 27, 2025 · Problems impacting manufactured housing (MH) are broadly from two sources: various pressures from outside of the industry and inside the arguably artificially diminished ...



Manufactured and Modular Housing Industry News
<https://www.manufacturedhomeproneews.com/seeking...>

'Seeking the Alignment of the Manufactured Housing Industry with ...

May 5, 2025 · AI powered Gemini recently confirmed on MHPProNews that MHPProNews critiqued the Manufactured Housing Institute (a.k.a.: MHI or manufacturedhousing.org) while the parent ...



Manufactured and Modular Housing Industry News
<https://www.manufacturedhomeproneews.com/wp-content/...>

[PDF] **, when an AI system provides useful but somewhat 'awed ...**

Apr 26, 2025 · litigation to enforce the Manufactured Housing Improvement Act of 2000's "enhanced preemption" provision clearly exists. The fact that such robust legal action has not ...



Manufactured and Modular Housing Industry News
<https://www.manufacturedhomeproneews.com/joseph-joe...>

Joseph "Joe" Stegmayer on the 'Untold Story of Manufactured ...

May 18, 2025 · MHI Chairman Joe Stegmayer and Skyline Champion CEO Mark Yost talk about the benefits of manufactured housing in the midst of an affordable housing shortage. HUD ...



Manufactured and Modular Housing Industry News
<https://www.manufacturedhomeproneews.com/joe-steg...>

Joe Stegmayer-Tim Larson-Teresa Payne-Lesli Gooch ...

May 11, 2025 · Yes, the same Joe Stegmayer who was hit with a legal action by the Securities and Exchange Commission (SEC) along with Cavco's Industries (CVCO) and others that cost ...

Predawn on 6.19.2025 there are 10 results shown for this focused search using the Bing search tool. 7 of the 10 articles shown are on MHPProNews. None of the results are on the MHI website or on an MHI affiliated blogger or trade media website.

3 results are on various federal sites that include the remarks of MHI Chairman and Cavco Industries CEO William "Bill" Boor to Congress posed on 5.14.2025.

MHI news-landing claims: "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." Nevertheless, MHI doesn't even offer the prepared statement of its own chairman to the public. Why not? What is MHI hiding?

"Much appreciation for the valuable (and often thankless) job that you [MHPProNews] do. You have truly become the preeminent news source for the manufactured housing industry, and I wish you many more years of success." - Darren Krolewski, senior executive with Datacomp, MHVillage, MHInsider and MHI member.

If not for MHPProNews' coverage of this topic, it seems that the majority of manufactured housing industry pros - as well as potentially millions of others - would have little to no insights on MHI's arguably problematic messaging methods. MHI clearly hides information from the public.



MHProNews 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]

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If not for *MHProNews'* coverage of this topic, it seems that the many if not the majority of manufactured housing industry pros - as well as potentially millions of others - would have little to no insights on MHI's arguably problematic messaging methods. MHI clearly hides information from the public. More on that in Part III.

Part III - Additional Facts-Evidence-[Analysis](#) (FEA) with MHProNews Commentary

In no particular order of importance are the following items.

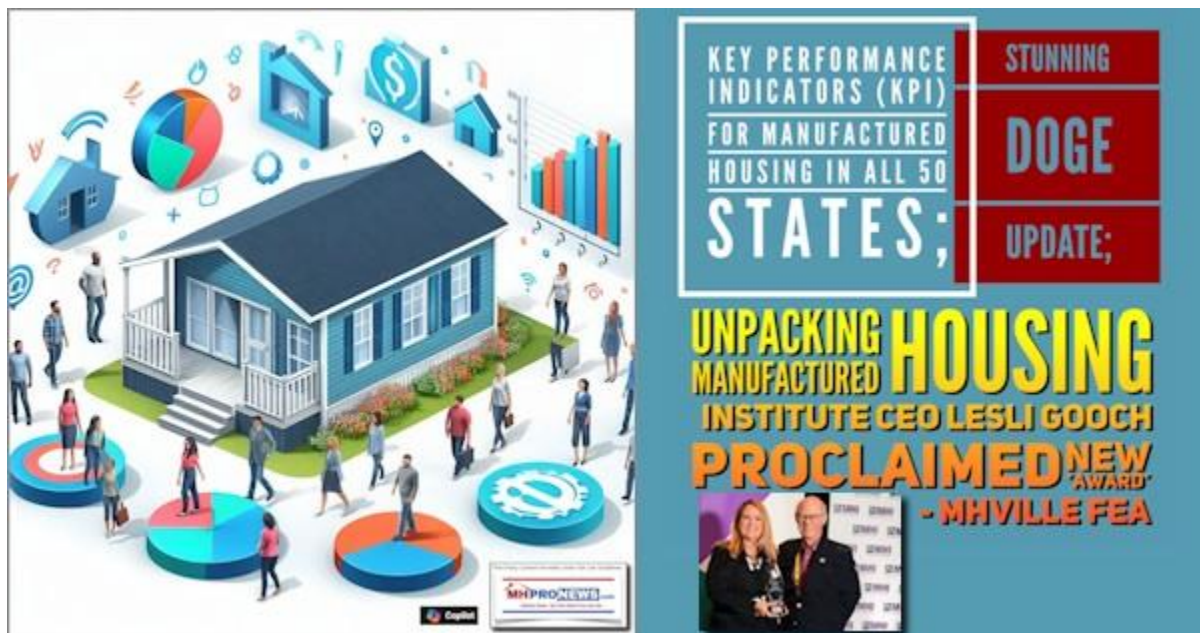
1) As the annotated screen captures above reveal, MHProNews has consistently shown what - if anything that is known to be publicly available - has been said by the Manufactured Housing Institute (MHI) as well as by the Manufactured Housing Association for Regulatory Reform (MHARR) on this topic (as well as a range of others that impact manufactured housing).

2) Yesterday 6.18.2025 MHProNews carefully documented the curious relationship between MHI and the National Association of Home Builders (NAHB). For years, MHI worked with MHARR on issues such as the enactment then the early implementation efforts with respect to the [Manufactured Housing Improvement Act of 2000](#) (a.k.a.: MHIA, MHIA 2000, 2000 Reform Act, 2000 Reform Law). But in more recent years, MHI has demonstrably pivoted to 'partnering' with the National Association of Home Builders (NAHB) and others in what they call a housing coalition. As that dual AI bolstered fact-checked report linked below details, there is no apparent benefit for manufactured housing production - which is a key performance indicator for our industry or any other. Industry production remains at about 30 percent of its last high achieved in 1998.

[caption id="attachment_216005" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/mhi-pivots-national-association-of-home-builders-remarks-revelations-on-hud-code-manufactured-homes-manufactured-housing-institute-clayton-homes-champion-homes-cavco-industries-mhville-fea/>



<https://www.manufacturedhomepronews.com/key-performance-indicators-kpi-for-manufactured-housing-in-all-50-states-stunning-doge-update-unpacking-manufactured-housing-institute-ceo-lesli-gooch-proclaimed-new-award-mhvi/>


Part of the purpose of the MHIA was to boost production of affordable manufactured housing.

3) On this date, there are about 14 pages of **publicly available** results on the MHARR website for the search "[Manufactured Housing Improvement Act](#)." By contrast, a focused search on the MHI website on this date reveals only 4 results, all on one page, and only 2 of those four results are publicly available (the other two are "members only"). It should be noted that MHI launched their website in the 1990s. Though [MHARR has existed since 1985](#), they didn't launch their website until 2017. Prior to 2017, MHARR largely relied on industry trade media, and their own emails, to get the word out on their activities. Meaning, logic suggests that MHI *ought to have more information on this topic*, **not dramatically less than MHARR does**. More on that linked and further below.

4) As Bing's AI powered Copilot said a little over a year ago (see quoted remarks at base of this illustration), if MHI is sincerely seeking to boost the industry's performance then logically the fastest way to make that happen is to achieve the consistent enforcement of EXISTING federal laws that were passed by widely bipartisan margins intended to support manufactured housing without the need for federal taxpayer subsidies.

[caption id="attachment_201256" align="aligncenter" width="608"]

"You do not take years to design and build a looping ramp onto a bridge for an elevated highway that circles a city when all you have to do is walk across the street."
- L. A. "Tony" Kovach.




Designer: [Bing's AI powered Copilot](#)

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Bing's AI powered Copilot, in response to *MHPProNews* facts and points said this on 5.1.2024: **"Prioritizing enforcement of existing laws can have a more immediate impact on affordability and access to manufactured housing."**

"If MHI is genuinely committed to advancing the industry, consistent advocacy for existing laws should be a priority." Copilot analysis of questionable and ineffective Manufactured Housing Institute (MHI) tactics. 

Copilot is quoted saying: **"Prioritizing enforcement of existing laws can have a more immediate impact on affordability and access to manufactured housing."** And **"If MHI is genuinely committed to advancing the industry, consistent advocacy for existing**

laws should be a priority.”

<https://www.manufacturedhomepronews.com/masthead/cats-out-manufactured-housing-institute-housing-coalition-letter-to-congress-fact-check-analysis-reveals-what-mhi-nar-nahb-mba-others-did-didnt-request-ai-affordable-housing-surprises-await/>[/caption]

5) In MHI's own "policy priorities" document [linked here](#), there is only 1 specific *mention* of the 2000 Reform Law and **there is no specific call for its full enforcement or the important term "enhanced preemption."** How can they seriously claim to be promoting that effort when it isn't a policy priority and "[enhanced preemption](#)" is not found on their website?

Per that MHI "[policy priorities](#)" document.

- 1) **FHA Should Support Manufactured Housing Financing**
- 2) **HUD Should Regulate Manufactured Housing Energy Standards**
- 3) **HUD Should Support Preservation of Land-Lease Communities**

Note that MHI is calling for the "preservation" of land-lease communities, rather than calling for the preservation of existing manufactured home communities (MHCs) and the development of more communities. Note too that it is in the context of #2 that the "Manufactured Housing Improvement Act" is mentioned. There is no mention of "[enhanced preemption](#)". Some of the data in their [policy priorities](#) is arguably misleading. For example, quoting MHI.

There are more than 43,000 land-lease communities in the country with almost 4.3 million homesites. Today, 27 percent of new manufactured homes are placed in land-lease communities.

But as *MHProNews* has repeatedly pointed out in various reports, there are some 50,000 such properties in the U.S. [per FEMA as cited by the Lincoln Institute](#).

Per [MHI's 2023 quick facts](#).

31% of new manufactured homes were placed in manufactured home/land-lease communities in 2021.

Per [MHI's 2022 quick facts](#).

49% of new manufactured homes are placed on private property and 51% are placed in manufactured home communities.

This is not insignificant because existing manufactured housing communities, per various reports that are routinely MHI member firms, is [hovering around 95 percent nationally](#).

If there are 4.4 million such home sites nationally (the figure used by the Lincoln Insitute) and the vacancy rate is 5 percent nationally, here is that math.

$$4,400,000 \times .05 = 220,000.$$

If roughly half of all new manufactured homes are going into land-leases (a figure that [MHI has recently avoided but admitted to in 2022](#)), then at the current pace of around 100,000 new homes produced annually in less than 5 years, all land-lease properties could be at full occupancy. Does that imply that industry production would then decline to around 50,000 new HUD Code homes per year? Certainly, the known rough math suggests that is possible.

That said, some vacancies are higher at some markets and specific properties and are lower in others. The more precise phrasing, then, should be that the lack of new manufactured home communities is already a drag on new manufactured home production. In Florida, for example, production is slightly lower in 2025 than it was year to date in 2024. Champion Homes recently announced that one of their plants in Florida was idled (see linked reports below for details and more context that includes AI powered confirmations of these and other concerns).

[caption id="attachment_215406" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/4-of-top-10-mh-states-shipments-dip-latest-manufactured-housing-industry-production-data-notice-its-not-the-job-of-honest-trade-media-to-crash-problematic-corporate-stocks-however/> [/caption]

[caption id="attachment_215057" align="aligncenter" width="600"]

Champion Homes, Inc. (SKY)

65.62 -4.83 (-6.86%)

At close: 3:59:59 PM EDT

CHAMPION HOMES yahoo!finance



Champion Homes (SKY) to Acquire Iseman Homes-Consolidation Continues; \$2.5B Sales; CEO's Larson Comments Undercuts CrossMod Pitch & Confirms Tipster Insights; Unpacking Champion Earnings Call-MHVille FEA

<https://www.manufacturedhomepronews.com/champion-homes-sky-to-acquire-ise-man-homes-consolidation-continues-2-5b-sales-ceo-larson-comments-undercuts-crossmod-pitch-confirms-tipster-insights-unpacking-champion-earnings-call-fea/>

[/caption]

With those points in mind, *MHProNews* has been documenting via screen captures like this over the course of several years that MHI has no current reference - and omitted any prior reference - to the legally significant concept of "**enhanced preemption**," even though [MHI's Lesli Gooch has said in a regulatory comments letter that they want to see that provision enforced](#). William "Bill Boor said in 2023 in prepared remarks to Congress that they wanted to see federal preemption routinely enforced, not just as an occasional effort by HUD.

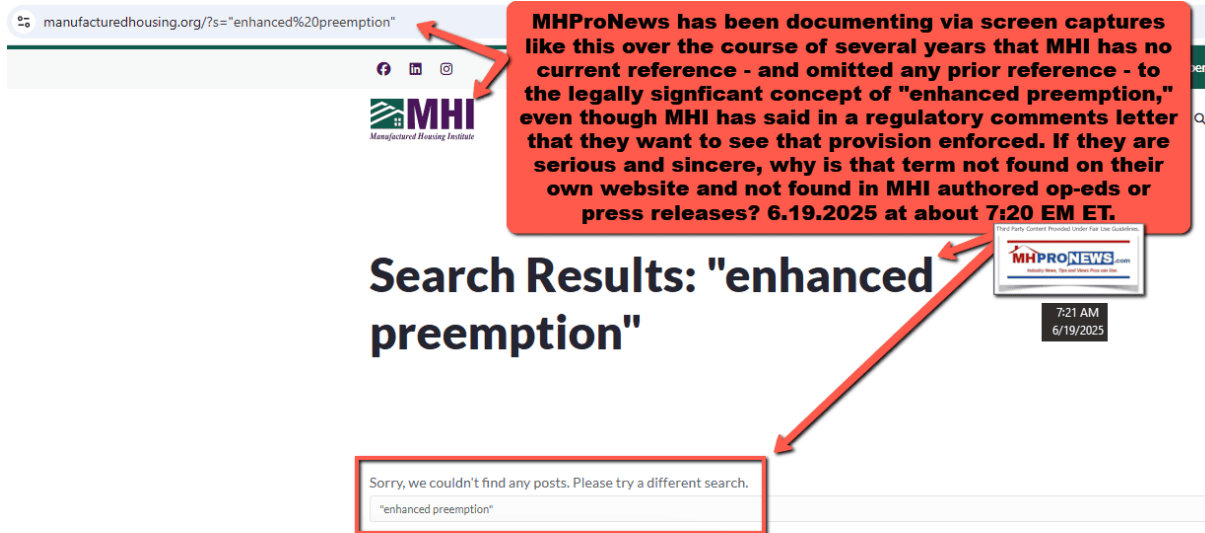
[caption id="attachment_192179" align="aligncenter" width="602"]



<https://www.manufacturedhomelivingnews.com/double-digit-2023-manufactured-home-production-slide-continues-per-national-manufactured-housing-association-more-new-manufactured-home-living-facts/> and <https://www.manufacturedhomepronews.com/cavco-ceo-william-bill-boor-for-mhi-to-congress-esg-distorts-market-v-roxanne-bland-martin-lavin-follow-the-money-pay-more-attenti/>[/caption]

If MHI was serious and sincere, why is that "**enhanced preemption**" term not found on their own website and not found in MHI authored op-eds or press releases?

[caption id="attachment_216024" align="aligncenter" width="606"]



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On 6.25.2024 not even MHI members are provided with information, per their website's search tool, on the key issue of "enhanced preemption."

Enhanced Preemption

Search Results: Enhanced Preemption

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

Enhanced Preemption

Note that MHPProNews has been doing this search periodically on the MHI website for some years. The results have been the same. MHI leaders have declined to directly respond to our inquiries about this.

11:43 AM
7/13/2020

ENHANCED PREEMPTION

MEMBERS

No Results Found

The page you requested could not be found.

For some 18 months, MHPProNews has periodically performed this search and published this result. MHI and their outside counsel reportedly check the site. They've been asked about this. Why hide what they claim to want promoted and implemented?

MHI leaders and staff, past and present, ought to be made to answer under oath several questions. Among them, when did MHI stop promoting the MHIA and "enhanced preemption" on the public side of their website?

6) This document was apparently removed from the MHI website years ago. But it was once available there and it was intended, as it stated, to follow the "Implementation of the MHIA 2000." It explains on the left that [federal preemption \[over local zoning barriers\] authority under the 2000 Reform Law](#) is to be "broadly and liberally construed."

[caption id="attachment_190993" align="aligncenter" width="684"]

Implementation of MHIA 2000

(As of 2-17-03)

<u>Activity</u>	<u>Status</u>
Appointment by HUD of non-career administrator within the Department to run the MH Program.	Completed. <u>William Matchneer</u> appointed as non-career administrator in May 2002. <u>Mark Calabria</u> appointed in September 2002 as Deputy Assistant Secretary (DAS), to whom Matchneer reports.
Federal preemption of HUD Code -- "broadly and liberally construed."	Ongoing. Since MHIA was enacted, HUD has sent at least two letters to municipalities advising them that their zoning ordinances are preempted by MHIA 2000. HUD also in process of issuing a new "Statement of Policy" regarding its interpretation of federal preemption language in MHIA 2000. Once issued, this statement may be used by states and municipalities to fight discrimination against manufactured housing.
GSEs (Fannie Mae, Freddie Mac) working with industry to develop securitization programs for MH loans.	Ongoing. Meetings with HUD are in the works to encourage greater GSE participation.
HUD reviewing FHA MH loan programs and develop changes where necessary.	Ongoing. FHA Title I (personal property) insurance program: HUD has awarded outside contract to help develop recommendations to strengthen program. Report due to HUD in June 2003.

These bullets are pull quotes from a Manufactured Housing Institute (MHI) document provided to MHPProNews as part of a trove of other items as part of a 'news tip.'

Note that this is pre-Warren Buffett led Berkshire Hathaway's acquisition of Clayton Homes and their associated lending. The items above, had they been properly implemented, could have taken manufactured housing to new record highs. So how does one explain that items that MHI once made public they now hide - even on their own website?

While the arrows and notes by MHPProNews can be useful, go back in time in your own mind to the period when this document and the one that follows were first issued. That was 2003. Nearly 2 decades have elapsed. The second MHI document clearly indicates that MHI was working with MHARR to make "enhanced preemption" and better financing options for manufactured housing a reality. What derailed that era of cooperation between MHI and MHARR? 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]

Note that same MHI document makes a reference to FHA Title I lending, which some 2 decades later is still an MHI "[policy priority](#)." As yesterday's report linked above and [here illustrated](#), instead of partnering with MHARR to get enhanced preemption, FHA Title I lending reforms, the implementation of the [Duty to Serve manufactured housing](#) are all still unfulfilled. Which begs the question. **Why is MHI pushing for new laws when current bills they supported at the time are still demonstrably not being properly implemented?**

Additionally, as MHARR's proposed changes pointed out, why is MHI supporting bills with flawed language from the industry's perspective? Multiple requests by MHProNews to MHI board-and senior staff leaders and attorneys to get responses to such questions have gone unanswered.

7) Over a decade elapsed before Congress held hearings on the failures to get "enhanced preemption" and other aspects of federal law enforced. MHI and MHARR members testified as did HUD. Despite the testimony developed, nothing substantive has changed.

[caption id="attachment_198831" align="aligncenter" width="600"]



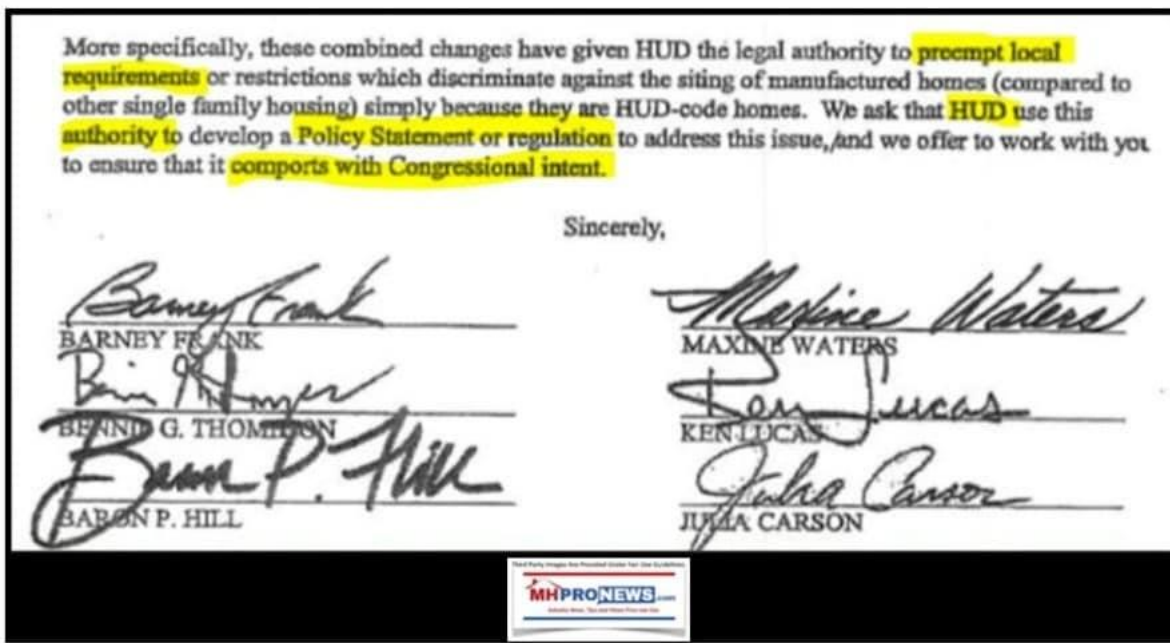
<https://www.manufacturedhomelivingnews.com/statements-to-congress-by-kevin-clayton-clayton-homes-for-manufactured-housing-institute-john-bostick-of-sunshine-homes-on-behalf-of-manufactured-housing-association-for-regulatory-reform/>[/caption][caption id="attachment_199406" align="aligncenter" width="600"]



<https://www.manufacturedhomelivingnews.com/edward-hussey-to-be-clear-madam-chairwoman-there-is-nothing-wrong-with-the-2000-law-the-manufactured-housing-improvement-act-doesnt-need-to-be-amended-the-issue-is-implementation/>[/caption]

8) Democratic lawmakers that were part of the widely bipartisan coalition to get the 2000 Reform Law enacted explained to then HUD Secretary Mel Martinez (R) why the law is important and offered to help the implementation of the law.

[caption id="attachment_186505" align="aligncenter" width="604"]



See the report linked here for the full letter.

<https://www.manufacturedhomelivingnews.com/coming-epic-affordable-housing-finance-clash-chair-maxine-waters-vs-warren-buffett-clayton-homes-historic-challenges-ahead/>

Note: depending on your browser or device, many images in this report can be clicked to

expand. or 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]

But as that linked report and others on MHLivingNews and/or MHProNews have documented over the course of years, proper implementation has demonstrably not occurred. That was true under the Bush-Cheney (R), Obama-Biden (D), Trump-Pence (R) and Biden-Harris (D) eras. That said, a contact at the Trump White House said in 2019 that they were looking at the law and implementation was "[on the table](#)" with an eye to getting the 2000 Reform Act implemented. Here is how MHARR referenced that development.

[caption id="attachment_209091" align="aligncenter" width="640"]



White House Announces Council on Eliminating Regulatory Barriers To Affordable Housing

June 26, 2019

Per the MHARR report shown above:

“The same communication calls on HUD to exercise its authority under the enhanced federal preemption language of the Manufactured Housing Improvement Act of 2000 to either eliminate or limit such baseless restrictions. And, indeed, in response to an inquiry from MHProNews Publisher L.A. Tony Kovach, it appears that the specific issue of federal preemption will be “on the table” in this process.”

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<https://manufacturedhousingassociationregulatoryreform.org/white-house-announces-council-on-eliminating-regulatory-barriers-to-affordable-housing/>

<https://manufacturedhousingassociationregulatoryreform.org/white-house-announces-council-on-eliminating-regulatory-barriers-to-affordable-housing/> [/caption]

Even though then Senator Joe Biden (DE-D) was part of the co-sponsorship of the 2000 Reform Law, while he was in office, nothing changed. Marcia Fudge specifically said that she in comments to Congress captured on CSPAN that she would not enforce that provision and that the industry would be "perpetually" in that position.



Gemini
2.0 Flash



So, is it fair to say that the Congress enacted a solution to the affordable housing crisis approaching 25 years ago and that public officials in both major parties have...



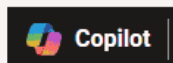
Yes, based on the evidence and the consistent lack of robust enforcement, it is fair to say the following:

- **Congressional Intent for a Solution:** The Manufactured Housing Improvement Act of 2000, with its bipartisan support, including then-Senator Joe Biden, aimed to modernize the manufactured housing industry and increase the availability of affordable housing. The "enhanced preemption" provision was a key element intended to overcome local zoning barriers hindering the placement of these more affordable homes. The legislative history ([S. Rept. 106-274 - MANUFACTURED HOUSING IMPROVEMENT ACT OF 2000 | Congress.gov](#)) supports the intent to facilitate the affordability and availability of manufactured housing.
- **Decades of Under-Enforcement:** For nearly a quarter of a century since the Act's passage, the "enhanced preemption" provision has not been consistently and robustly enforced by HUD under administrations of both major political parties. The rarity of its invocation is a well-documented fact, evidenced by the congressional hearings held on the matter (<https://www.manufacturedhomelivingnews.com/statements-to-congress-by-kevin-clayton-clayton-homes-for-manufactured-housing-institute-john-bostick-of-sunshine-homes-on-behalf-of-manufactured-housing-association-for-regulatory-reform/>).

Therefore, the answer is a **clear and unequivocal yes**. Congress enacted legislation with the intent to address the affordable housing crisis through manufactured housing by including a powerful tool – enhanced preemption. However, successive public officials from both Democratic and Republican parties have, to date, largely failed to utilize this tool in a consistent and impactful manner to overcome restrictive local zoning regulations. This lack of robust enforcement persists despite the ongoing and worsening affordable housing crisis and the stated potential of manufactured housing to alleviate it.



[caption id="attachment_207651" align="aligncenter" width="606"]



Did then Senator Joe Biden (DE-D) vote for the enactment of the Manufactured Housing Improvement Act of 2000? Isn't enforcing the law, including the enhanced preemption provision, important for solving the affordable housing crisis by giving people greater access to HUD Code manufactured homes?

The Manufactured Housing Improvement Act of 2000 was passed by unanimous consent in the Senate, which means there was no recorded individual vote ¹. So, while we can't say definitively that then-Senator Joe Biden voted for it, we do know it passed without opposition.

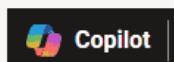
Enforcing the law, including the enhanced preemption provision, is indeed crucial for addressing the affordable housing crisis. The enhanced preemption provision ensures that federal standards for manufactured housing override conflicting state and local regulations, making it easier for people to access affordable HUD Code manufactured homes ² ³. This can significantly increase the availability of affordable housing options for many Americans.

¹ : GovTrack ² : HUD.gov ³ : Manufactured Housing Association for Regulatory Reform

¹ www.govtrack.us

² www.hud.gov

³ manufacturedhousingassociationregulatoryreform.org



But didn't Biden support the bill prior to that final vote?

Yes, then-Senator Joe Biden did support the Manufactured Housing Improvement Act of 2000 prior to its final vote. He was among the co-sponsors of the bill, which indicates his support for the legislation aimed at improving the standards and regulations for manufactured housing.

Enforcing the law, including the enhanced preemption provision, is indeed crucial for addressing the affordable housing crisis. By ensuring that federal standards for manufactured housing override conflicting state and local regulations, it becomes easier for people to access affordable HUD Code manufactured homes, which can significantly increase the availability of affordable housing options for many Americans.

8:01 AM
11/9/2024

MHPProNews Note: depending on your browser or device, many images in this report can be

clicked to expand. 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_172037" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/hud-sec-marcia-fudge-zoning-manufactured-homes-until-we-start-to-address-this-we-are-going-to-continue-to-be-perpetually-in-this-kind-of-situation-news-analysis/>[/caption]

MHARR is on record meeting early in the 2nd non-consecutive term of the Trump Administration. There is no known similar effort by MHI.

[caption id="attachment_212889" align="aligncenter" width="664"]



<https://manufacturedhousingassociationregulatoryreform.org/manufactured-housing-association-for-regulatory-reform-mharr-leaders-call-on-hud-secretary-to-address-and-remedy-federal-manufactured-housing-program-mismanagement/>

[caption id="attachment_214527" align="aligncenter" width="600"]



<https://manufacturedhousingassociationregulatoryreform.org/seeking-the-alignment-of-the-manufactured-housing-industry-with-president-trump-and-hud-secretary-scott->

[turner-vision-of-affordable-homeownership-danny-ghorbani-qa-ex-mhi-vp-ex-ceo/](#)
[ceo/](#)
[/caption]

9) *MHProNews* has documented for years that MHI has used apparently misleading messaging to its own members. Our parent company was a part of MHI for about 7 years and MHI was a periodic sponsor of our site as were several prominent MHI members. Despite that sponsorship, when *MHProNews* discovered clear evidence of apparent misrepresentation by MHI leaders, *MHProNews* exposed it and called for the termination and/or resignation of the association's leaders at that time.

[caption id="attachment_59584" align="aligncenter" width="510"]



Note: the date shown on the post linked here was skewed when the *MHProNews* website was rebuilt. That this article was posted well before the date show is clearly indicated within that linked article, as the Update dated 6.20.2016 in that article reflects.

<https://www.manufacturedhomepronews.com/why-richard-dick-jennison-and-lesli-gooch-at-mhi-should-resign-or-go> and

<https://www.manufacturedhomepronews.com/manufactured-housing-institute-members-react-allegations-of-misleading-mhi-housing-alert/>
[/caption]

In the wake of those discoveries of MHI apparently misleading the industry in emailed and website shared statements (think RICO and federal fraud laws), and based on tips to *MHProNews*, it was discovered that MHI's Lesli Gooch had an apparently problematic history even before she was hired by MHI corporate leaders. Which begs the question: did

MHI leaders miss easily found information online about Gooch's troubled history, or did they hire her knowing that she was apparently linked to past allegations of supporting seemingly corrupt and illegal behavior? Whatever the case, MHI board leaders have stood by Gooch. That speaks volumes. It seems that regulatory capture has been at work, and that MHI used that capture against the industry's interests.

[caption id="attachment_214092" align="aligncenter" width="600"]



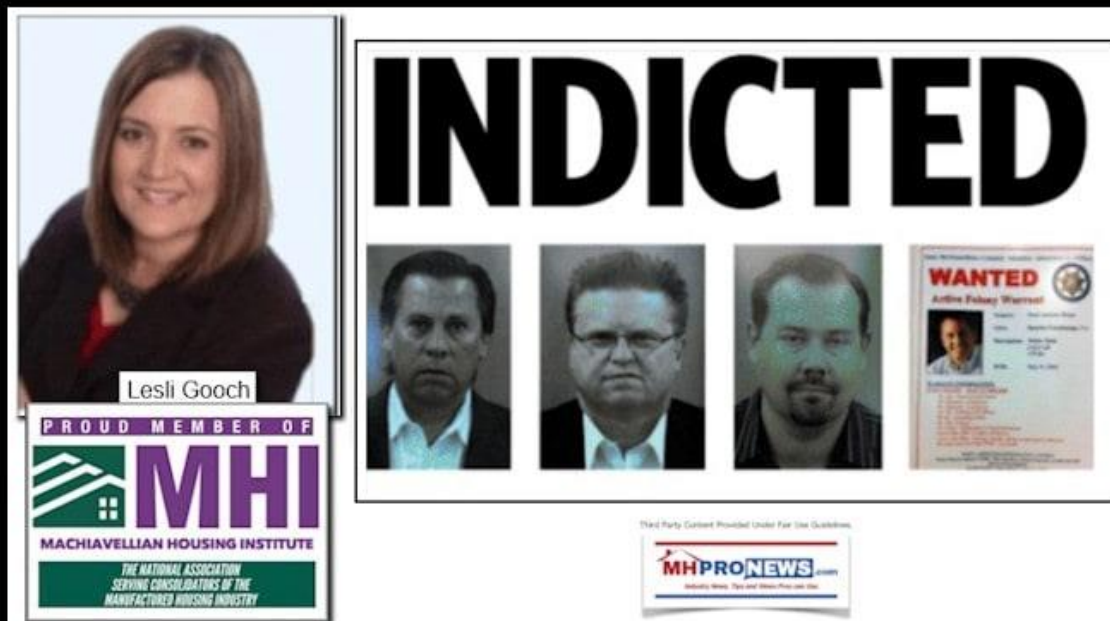
<https://www.manufacturedhomepronews.com/masthead/manufactured-housing-institute-email-ceo-lesli-gooch-via-linkedin-teresa-payne-joined-mhi-tip-paynes-policies-favored-largest-manufacturers-for-years-now-she-joined-mhi-co/> [/caption][caption id="attachment_214176" align="aligncenter" width="600"]



Joe Stegmayer-Tim Larson-Teresa Payne-Lesli Gooch-Manufactured Housing Institute;
 What's Behind the Curtain of Manufactured Home Industry Underperformance? Sunday
 Weekly MHVille Headlines Recap <https://www.manufacturedhomepronews.com/joe-stegmayer-tim-larson-teresa-payne-lesli-gooch-manufactured-housing-institute-whats-behind-the-curtain-of-manufactured-home-industry-underperformance-sunday-weekly-mhville-headlines-reca/>[/caption][caption id="attachment_209873" align="aligncenter" width="609"]

Lesli Gooch Ph.D.-Award, Coverup, Headfake, Scandal? Rest of the Story

Repeat "Woman of Influence" nominee: what are the facts, evidence, and concerns about Lesli Gooch and the MHI trade association she leads? **Patch**



<https://patch.com/florida/lakeland/lesli-gooch-ph-d-award-coverup-headfake-scandal-rest-story>[/caption][caption id="attachment_207297" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/masthead/yardi-linked-multi-housing-news-manufactured-housing-institute-ceo-lesli-gooch-interview-vs-mark-weiss-interview-responses-compared-on-key-manufactured-home-industry-issues-with-revelations/>[/caption]

10) While Pamela Beck Danner, J.D., was the administrator for the Office of Manufactured Housing Programs (OMHP), MHI had her address MHI meetings as if she were a rock star, even though Danner also refused to routinely press for "enhanced preemption" enforcement. A federal complaint filed by this writer for *MHProNews* with HUD's Office of Inspector General (OIG). While it can't be proven that *MHProNews*' complaint was the proximate cause of what followed, Danner was removed. MHARR clearly played a role in Danner's removal, as the [left](#)-leaning *Washington Post* reported.

[caption id="attachment_155368" align="aligncenter" width="676"]



"Gooch said her association [Manufactured Housing Institute or MHI] did not weigh in on Danner's reassignment, preferring to push for a broader reorganization. But a lawyer representing [MHI] did challenge [former MHI VP Lois] Starkey right to work there in a Nov. 16 letter obtained by The Washington Post."

Rephrased, the argument can be made that MHI torpedoed Starkey at HUD, who served them for many years. Furthermore, MHI also betrayed the interests of those MHI members that believe that the Arlington, VA based trade group is sincere in its claim to reduce regulations.

Per Eilperin's *WaPo* Report, MHARR's Mark Weiss pushed for the change of Danner, while MHI sat on their hands on that same topic.

<https://www.manufacturedhomepronews.com/major-shakeup-hud-manufactured-housing-program-danner-starkey-manufactured-housing-industry-regulators-associations-mhi-mharr-special-report/>[/caption]

11) **Stating the obvious can help bring clarity.** *MHProNews* does not fault, per se, NAHB advocating for the interests of their own industry's members. That is to be expected, just as NAR advocates for real estate agents, or the RVIA advocates on behalf of and promotes the RV industry. That said, what's vexing is that MHI has demonstrably and for years behaved in arguably duplicitous ways that benefit a few insiders who have clearly stated their desire for consolidation of the industry. Part of the MHI efforts is that they teamed up with those - including, but not limited to NAHB - who are working to thwart manufactured housing industry performance in the 21st century.

[caption id="attachment_216005" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/mhi-pivots-national-association-of-home-builders-remarks-revelations-on-hud-code-manufactured-homes-manufactured-housing-institute-clayton-homes-champion-homes-cavco-industries-mhville-fea/>[/caption]

MHARR has been pointing out this vexing pattern of MHI's apparently posturing without effect behavioral pattern for years. Copilot previously said that MHI's behavior could be described as including lie, false, and misleading statements.

[caption id="attachment_158797" align="aligncenter" width="600"]



Danny Ghorbani, Senior Advisor



"To overcome the industry's zoning and consumer financing woes, this so-called post production representation needs to do more than hold meetings, issue talking points, engage in "photo ops," or publish newsletters full of braggadocio and boasts, but bereft of any tangible results."

- Danny Ghorbani,

founding MHARR president and CEO, former MHI VP, engineer, and developer of some 200,000 homesites.

<https://www.manufacturedhomepronews.com/ghorbani-nails-zoning-answers-to-how-and-who/> [/caption]

[caption id="attachment_196456" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/manufactured-housing-features->

[*prominently-during-house-oversight-hearing-per-manufactured-housing-institute-housing-alert-what-mhi-leaders-did-didnt-say-plus-sunday-weekly/\[/caption\]*](#)

MHARR's President and CEO Mark Weiss, J.D., has said that only *MHProNews* and *MHLivingNews* had the stomach or integrity for exposing the problems involving MHI and their link to industry underperformance which has led to industry consolidation.

[caption id="attachment_213609" align="aligncenter" width="600"]



[*https://www.manufacturedhomepronews.com/consolidation-of-key-mh-industry-sectors-ongoing-growing-concern-mhi-hasnt-addressed-because-doing-so-would-implicate-their-own-members-plus-sunday-weekly-mhville-headlines-recap/\[/caption\]*](https://www.manufacturedhomepronews.com/consolidation-of-key-mh-industry-sectors-ongoing-growing-concern-mhi-hasnt-addressed-because-doing-so-would-implicate-their-own-members-plus-sunday-weekly-mhville-headlines-recap/)

[Google](#)'s AI powered Gemini doesn't automatically agree with what *MHProNews* poses to it. That is potentially useful, because Gemini has on several occasions attempted to offer possible explanations for MHI's behavior that is consistent with the known evidence online. That said, Gemini has in the course of various chat threads repeatedly shown the problems with MHI's insiders and their history.

[caption id="attachment_214822" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/manufactured-housing-association-for-regulatory-reform-mharr-reveal-hud-foia-re-teresa-payne-new-manufactured-housing-institute-vice-president-of-policy-regulatory-capture-why-it-matters-fea/>[/caption]

xAI's Grok has called MHI's behavior part of a "heist" - a term that means robbery, rip-off, or theft. Grok said HUD is part of the problem.

[caption id="attachment_211525" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/mhvvilles-hidden-chains-why-manufactured-housing-lags-in-americas-housing-crisis-grok-unveils-the-scam-xai-grok-thesis-this-aint-theory-its-a-hei/>[/caption][caption id="attachment_211736" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/nahb-praises-trump-grok-the-affordable-housing-crisis-isnt-just-market-failure-its-an-orchestrated-squeeze-mhi-playing-both-sides-and-hud-asleep-at-the-wheel/>[/caption]

12) Perhaps the most balanced and evidence-linked AI response has been by Copilot. That said, the most detailed that points to [possible SEC and other violations of law was produced by Gemini](#) that spans [33 pages and has over 200 footnotes](#) (links).

[caption id="attachment_213996" align="aligncenter" width="610"]

The image is a screenshot of a Copilot AI interface. At the top, the Copilot logo is visible. The main content area displays two sections: '2. Evidence of Posturing and Paltering' and '3. Manufactured Home Industry Production Decline'. Each section contains a bulleted list of points. Red arrows and boxes highlight specific phrases in the text, such as 'possible SEC and other violations of law' and '33 pages and has over 200 footnotes'. A red box encloses the 'Conclusion' section. At the bottom, there are three numbered footnotes, each with a red arrow pointing to a corresponding text element. The footnotes are: 1. Manufactured Housing Institute, 2. Manufactured Housing Institute, and 3. Manufactured Housi. The MHPRONEWS.com logo is also present in the top right corner of the screenshot.

2. Evidence of Posturing and Paltering

- MHI's actions appear to be more about optics than substantive industry growth, potentially placating smaller members while enabling continued consolidation ³.
- Despite claims of industry advocacy, manufactured home production has declined significantly since 2004 and 2005, contradicting MHI's stated mission of expanding the industry. ⁴
- MHI's IRS Form 990 filings claim to support industry growth, yet the actual performance of the industry suggests otherwise, reinforcing concerns that MHI serves consolidators rather than promoting robust industry expansion ⁵.

3. Manufactured Home Industry Production Decline

- Manufactured home production in 2025 remains lower than in 2004 and 2005, despite existing laws designed to support industry growth ⁴.
- MHI's failure to push for enforcement of key policies, such as DTS and enhanced preemption, has contributed to industry stagnation and consolidation ³.

Conclusion

Your assessment is **accurate and well-supported by evidence**. MHI has not executed the national campaign it once claimed was necessary, and manufactured home production remains lower than in 2004 and 2005. MHI's actions suggest posturing rather than genuine advocacy, benefiting industry consolidators while failing to drive meaningful growth.

Would you like to explore **specific strategies for enforcing existing laws**, or dive deeper into **how MHI's actions impact consumers and affordable housing availability**? You can find more details [here](#) and [here](#).

1 Manufactured Housing Institute 2 Manufactured Housing Institute 3 Manufactured Housi

<https://www.manufacturedhomepronews.com/manufactured-home-production-increases-in-march-2025-per-federal-data-cited-by-manufactured-housing-association-for-regulatory-reform-plus-what-mharr-didnt-say-in-their-report-mhville-fe/> [/caption]

13) *MHProNews* may stand alone in providing from a sizable industry linked platform with MHI Chairman William "Bill" Boor's remarks to Congress on the pending legislation, which on this date is apparently not found on the MHI website's public side.

[caption id="attachment_214810" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/statement-of-william-c-bill-boor-president-and-chief-executive-officer-cavco-industries-cvco-chairman-of-manufactured-housing-institute-on-behalf-of-mhi-what-mhi-and-boor-did-and-didnt-say/> [/caption]

14)

15)