

Draft for pre-publication 3rd party AI fact check of developing report on MHPProNews

Manufactured Housing Production by the Numbers 1995-July 2025. Includes 50 State Production and Shipment Data. Exclusive Human Expert with AI Cross-Checked Insights and Info. MHVille FEA

New [MHPProNews disclosures](#). In recent years, *MHPProNews* has provided historical context along with the most recent HUD Code manufactured home production and shipment information for the 50 U.S. states, plus Puerto Rico and Washington, D.C. Without the historical context and related information, it would be unclear just how much manufactured housing industry production slid since the mid-to-late 1990s. The Manufactured Housing Institute (MHI), [which once used to offer a modest level of production/shipment information publicly](#), stopped doing so several years ago. By contrast, the National Association of Home Builders (NAHB), the National Association of Realtors (NAR), the Recreational Vehicle Industry Association (RVIA), and the [Manufactured Housing Association for Regulatory Reform \(MHARR\)](#) are all national trade associations that provide data monthly about their respective industry's performance as measured by permits, contracts, closing, shipments, production, etc. As traffic to MHPProNews has soared in the past 12 months, and particularly so month-to-date in September over August 2025, this report will provide a baseline of facts that affordable housing seekers and advocates, researchers, academics, public officials, media, taxpayers and others should find important.

Part I of this [MHVille Facts-Evidence-Analysis](#) (FEA) report will recap the still relevant press release provided by MHARR on industry production/shipment data.

Part II of this report provides the latest state-by-state breakdown of information.

Part III provides historical context for production dating levels from 1995 through July 2025 (the most recent available data).

Part IV provides additional information including third-party artificial intelligence fact-checks of this information and its relevance to the challenges and solutions already available for the persistent affordable housing crisis. The MHI "acid test" and related will also be explored.

Earlier this month, *MHPProNews* reported that the Trump Administration said it is considering declaring a "national housing emergency." In the context of that announcement, the prior remarks by Congressman Mike Flood (NE-R) were explored.

MHProNews has been provided with a tip on that topic, which will be the focus of our planned Monday 9.22.2025 report. Stay tuned.

[caption id="attachment_220103" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/housing-emergency-declaration-rep-mike-flood-we-dont-need-more-subsidies-we-need-more-homes-at-prices-people-can-afford-what-clayton-told-congress-mhi-pattern-hides-in-plain-si/>[/caption]

This [MHVille FEA](#) is underway.

Part I. From the [Manufactured Housing Association for Regulatory Reform](#) (MHARR) to MHProNews



FOR IMMEDIATE RELEASE

Contact: MHARR

(202) 783-4087



MANUFACTURED HOUSING PRODUCTION RISES IN JULY 2025

Washington, D.C., August 4, 2025 – The Manufactured Housing Association for Regulatory Reform (MHARR) reports that according to official statistics compiled on behalf of the U.S. Department of Housing and Urban Development (HUD), HUD Code manufactured housing

industry year-over-year production increased in July 2025. Just-released statistics indicate that HUD Code manufacturers produced 8,299 new homes in July 2025, a 5.1% increase over the 7,896 new HUD Code homes produced in July 2024. Cumulative production for 2025 now totals 62,053 new HUD Code homes, as compared with 59,061 over the same period in 2024, a 5.0% increase.

A further analysis of the official industry statistics shows that the top ten shipment states from January 2023 -- with monthly, cumulative, current reporting year (2025) and prior year (2024) shipments per category as indicated -- are:

Rank	State	Current Month (July 2025)	Cumulative	2025	2024
1	Texas	1,411	44,140	10,704	10,604
2	Florida	574	18,662	3,895	4,491
3	North Carolina	474	15,702	3,780	3,890
4	Alabama	374	14,446	3,205	3,386
5	South Carolina	382	12,676	3,202	3,386
6	Louisiana	312	12,107	2,875	3,071
7	Georgia	385	11,386	2,910	2,628
8	Tennessee	307	9,371	2,332	2,316
9	Mississippi	285	9,317	2,412	2,306
10	Kentucky	274	9,285	2,173	2,353

The July 2025 statistics result in no changes to the cumulative top-ten list.

The Manufactured Housing Association for Regulatory Reform is a Washington, D.C.- based national trade association representing the views and interests of independent producers of federally-regulated manufactured housing.

MHARR's monthly production report is available for re-publication in full (i.e., without alteration or substantive modification) without further permission and with proper attribution and/or linkback to MHARR.

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Part II. From [IBTS - the HUD contractor for official manufactured housing production and shipment data](#)

Institute for Building Technology & Safety

Shipments and Production Summary Report 7/01/2025 - 7/31/2025

Shipments

State	SW	MW	Total	Floors
Dest. Pending	14	4	18	22
Alabama	164	210	374	585
Alaska	2	2	4	6
Arizona	66	130	196	329
Arkansas	71	68	139	207
California	32	203	235	446
Colorado	32	37	69	107
Connecticut	16	0	16	16
Delaware	7	9	16	25
District of Columbia	0	0	0	0
Florida	183	391	574	969

Georgia	122	263	385	649
Hawaii	0	0	0	0
Idaho	13	32	45	78
Illinois	46	38	84	122
Indiana	154	65	219	284
Iowa	53	7	60	67
Kansas	33	5	38	43
Kentucky	102	172	274	447
Louisiana	185	127	312	440
Maine	35	58	93	151
Maryland	8	8	16	24
Massachusetts	4	4	8	14
Michigan	173	114	287	401
Minnesota	53	40	93	133
Mississippi	133	152	285	439
Missouri	79	82	161	243
Montana	19	23	42	65
Nebraska	18	33	51	84
Nevada	7	25	32	57
New Hampshire	12	9	21	30
New Jersey	8	12	20	32
New Mexico	52	75	127	204
New York	73	82	155	236

North Carolina	172	302	474	777
North Dakota	23	14	37	51
Ohio	118	60	178	238
Oklahoma	127	118	245	364
Oregon	35	96	131	233
Pennsylvania	72	73	145	218
Rhode Island	1	0	1	1
South Carolina	133	249	382	632
South Dakota	16	17	33	50
Tennessee	76	231	307	538
Texas	589	822	1,411	2,239
Utah	3	20	23	44
Vermont	6	12	18	30
Virginia	54	74	128	203
Washington	23	113	136	256
West Virginia	18	70	88	158
Wisconsin	36	31	67	98
Wyoming	42	4	46	50
Canada	0	0	0	0
Puerto Rico	0	0	0	0
Total	3,513	4,786	8,299	13,135

THE ABOVE STATISTICS ARE PROVIDED AS A
MONTHLY

SUBSCRIPTION SERVICE. REPRODUCTION IN
PART OR

IN TOTAL MUST CARRY AN ATTRIBUTION TO
IBTS, INC.

Production

State	SW	MW	Total	Floors
States Shown(*)	168	256	424	682
Alabama	547	715	1,262	1,985
*Alaska	0	0	0	0
Arizona	65	151	216	371
*Arkansas	0	0	0	0
California	32	185	217	409
*Colorado	0	0	0	0
*Connecticut	0	0	0	0
*Delaware	0	0	0	0
*District of Columbia	0	0	0	0
Florida	63	186	249	438
Georgia	133	362	495	858
*Hawaii	0	0	0	0
Idaho	49	80	129	212
*Illinois	0	0	0	0

Indiana	572	255	827	1,082
*Iowa	0	0	0	0
*Kansas	0	0	0	0
*Kentucky	0	0	0	0
*Louisiana	0	0	0	0
*Maine	0	0	0	0
*Maryland	0	0	0	0
*Massachusetts	0	0	0	0
*Michigan	0	0	0	0
Minnesota	49	86	135	221
*Mississippi	0	0	0	0
*Missouri	0	0	0	0
*Montana	0	0	0	0
*Nebraska	0	0	0	0
*Nevada	0	0	0	0
*New Hampshire	0	0	0	0
*New Jersey	0	0	0	0
*New Mexico	0	0	0	0
*New York	0	0	0	0
North Carolina	172	312	484	796
*North Dakota	0	0	0	0
Ohio	34	33	67	100
*Oklahoma	0	0	0	0

Oregon	51	196	247	456
Pennsylvania	199	259	458	718
*Rhode Island	0	0	0	0
*South Carolina	0	0	0	0
*South Dakota	0	0	0	0
Tennessee	458	709	1,167	1,877
Texas	890	956	1,846	2,809
*Utah	0	0	0	0
*Vermont	0	0	0	0
*Virginia	0	0	0	0
*Washington	0	0	0	0
*West Virginia	0	0	0	0
Wisconsin	31	45	76	121
*Wyoming	0	0	0	0
*Canada	0	0	0	0
*Puerto Rico	0	0	0	0
Total	3,513	4,786	8,299	13,135

(*) THESE STATES HAVE FEWER THAN THREE
PLANTS.

FIGURES ARE AGGREGATED ON FIRST LINE
ABOVE

TOTALS TO PROTECT PROPRIETARY
INFORMATION.

Ashok K Goswami, PE, COO, 45207 Research Place, Ashburn, VA

Part III. Historical Data Compiled by MHPProNews and MHLivingNews ([here](#) and [here](#))

1)

Table 1

Year	New Manufactured Home (MH) Production
1995	344,930
1996	363,345
1997	353,686
1998	373,143
1999	348,075
2000	250,366
2001	193,120
2002	165,489
2003	130,815
2004	130,748
2005	146,881
2006	117,373
2007	95,752
2008	81,457
2009	49,683

2010	50,056
2011	51,618
2012	54,881
2013	60,228
2014	64,334
2015	70,544
2016	81,136
2017	92,902
2018	96,555
2019	94,615
2020	94,390
2021	105,772
2022	112,882
2023	89,169
2024	103,314

2)

Table 2

Year	New Manufactured Home (MH) Production
1995	344,930
1996	363,345
1997	353,686

1998	373,143
1999	348,075
2000	250,366
	2,033,545

3)

Table 3

Year	New Manufactured Home (MH) Production
2001	193,120
2002	165,489
2003	130,815
2004	130,748
2005	146,881
2006	117,373
2007	95,752
2008	81,457
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2014	64,334
2015	70,544
2016	81,136
2017	92,902
2018	96,555
2019	94,615
2020	94,390
2021	105,772
2022	112,882
2023	89,169
2024	103,314

2,333,714

4) Year to date data 2025 (per MHARR).

January 8,878

February 8,368

March 8,942

April 9,454

May 9,281

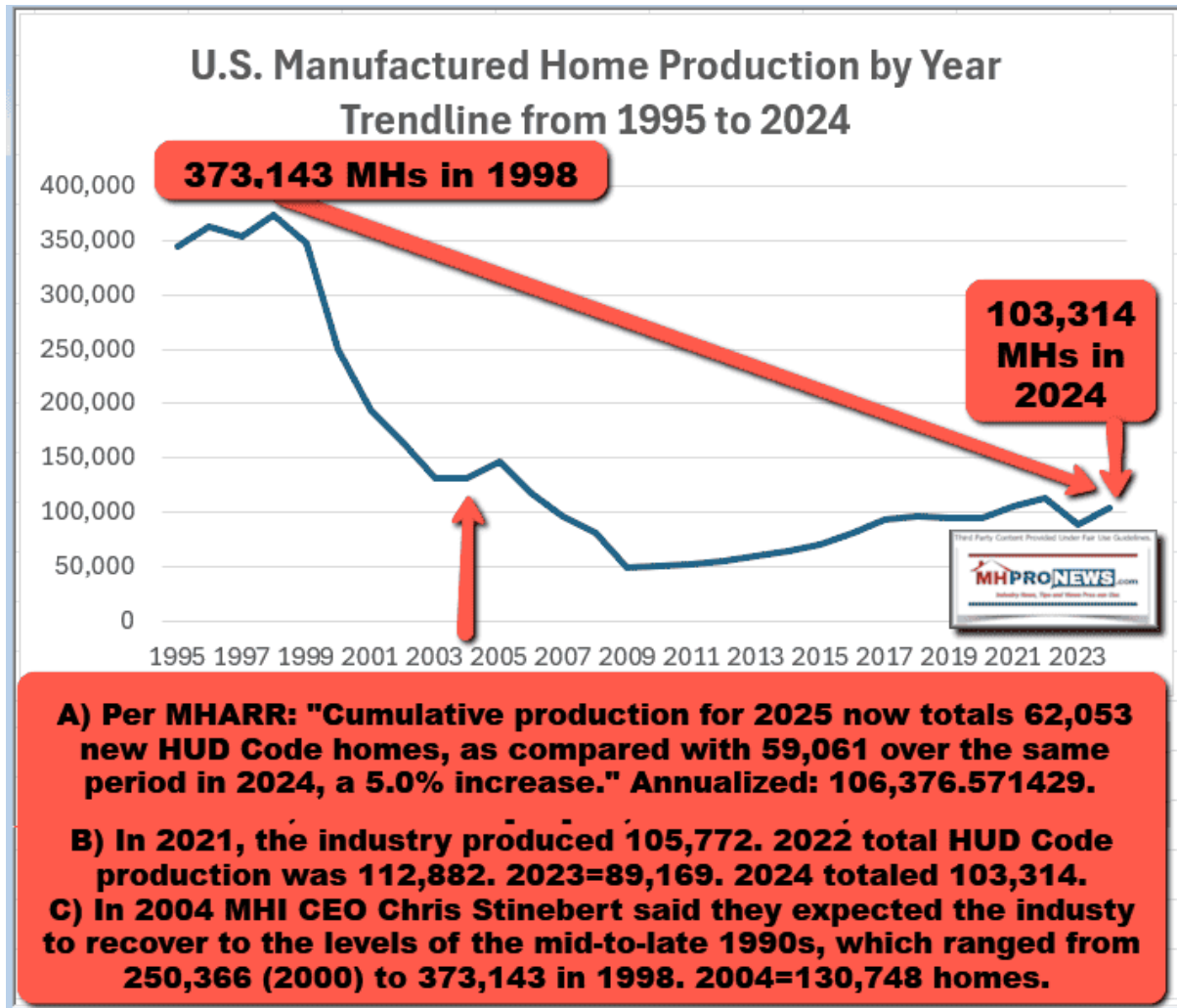
June 8,831

July 8,299

62,053

5) Dividing 62,053 new HUD Code manufactured homes by 7 yields 8864.71428571 monthly average through July. Multiplying that by 12 yields the annualized projection total as shown.

$8,864.71428571 \times 12 = 106,376.571429$.



Part IV. Additional MHVille Facts-Evidence-Analysis (FEA)

1) During a 2004 interview with The Wall Street Transcript (TWST), then MHI President and CEO Chris Stinebert said that the industry was ready for a rebound back to the levels it achieved in the late 1990s. As *MHProNews* documented, [MHI since purged the name of](#)

[Stinebert from their website, as they have other presidents/CEOs](#) prior to Richard "Dick" Jennison.

[caption id="attachment_194290" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/literally-historic-former-manufactured-housing-institute-mhi-president-ceo-chris-s-stinebert-remarks-embarrassingly-upend-current-mhi-narratives-why-mhi-purged-plus-mhville-markets-upda/>[caption]

2) More specifically, Stinebert (see above) said this.

Mr. Stinebert: ...There are other factors that contributed to the recent decline in sales or production but these are the biggest. In the end, it was a combination of 'perfect storm' factors that fell upon the industry over a two-year period, and we're just now starting to emerge as a stronger industry and certainly a smarter one.

TWST: Are all these issues pretty much behind you?

Mr. Stinebert: I would have to say yes. Inventory levels are very good and back to balanced levels. The high level repossessions from loans made during the 1990s, which have plagued the industry, have returned to manageable levels. The performance of loans made over the last several years continues to improve. The underwriting guidelines and terms for financing the homes has been vastly improved to the extent that some feel that there has been an over-reaction and an over-tightening and that some credit-worthy purchasers or customers do not have the ability to purchase a manufactured home but easily qualify for a site-built home. But there are other positive factors as well.

That was nearly 21 years ago. In essence, Stinebert said that he expected the manufactured housing industry to recover to prior levels. But Stinebert's remarks were hardly unique.

3) In a remark in that was once available on the now defunct MHI "Modern Homes" digital and print publication, Erik Belsky said the following.

...there are multiple reasons to expect manufactured housing to do better than site-built housing in the [current] decade."

Belsky was then the executive direct of the Joint Center for Housing Studies (JCHS) at Harvard University. As MHProNews documented, Belsky's name and that quote have since been culled from the MHI website.

[caption id="attachment_169385" align="aligncenter" width="624"]



Objectively and in fairness to MHI, there may be reasons for them to have removed this quote that was once part of their own literature, pre-Berkshire. For instance, they may be embarrassed at how poorly the industry is performing during an affordable housing crisis.

That noted, the more likely motivation is based on the observation that MHI is dominated by Berkshire and their allied brands. That domination is both in terms of dues and in MHI's board positions. 5.6.2021.

A form of gaslighting is at play. Information that fits their narrative or agenda are permitted. Facts undermining their agenda is ignored. They once praised our trade publication. Now, some pretend we don't exist.

The graphic above and some others can be opened to a larger size in many browsers. Click the image once to open a new window, and then click that image again to see the larger size. [/caption]

As a researcher, Belsky would have known about the issues that caused manufactured housing to slide from its high in 1998 to the low point achieved in 2004 that Stinebert referenced in that interview with the TWST. To illustrate what Belsky's data meant, consider this.

According to [iPropertyManagement](#), which cited the U.S. Census Bureau, is this.

Annual New Privately Owned Housing Authorized Permits & Starts

Year	Permits	Starts
2024	1,471,400	1,367,100
2023	1,551,100	1,420,000
2022	1,665,100	1,552,600
2021	1,737,000	1,601,000
2020	1,471,100	1,379,600
2019	1,386,000	1,290,000
2018	1,328,800	1,249,900
2017	1,282,000	1,203,000
2016	1,206,600	1,173,800
2015	1,182,600	1,111,800
2014	1,052,100	1,003,300
2013	990,800	924,900
2012	829,700	780,600
2011	624,100	608,800
2010	604,600	586,900
2009	583,000	554,000
2008	905,400	905,500

Annual New Privately Owned Housing Authorized Permits & Starts

Year	Permits	Starts
2007	1,398,400	1,355,000
2006	1,838,900	1,800,900
2005	2,155,300	2,068,300
2004	2,070,100	1,955,800
2003	1,889,200	1,847,700
2002	1,747,700	1,704,900
2001	1,636,700	1,602,700
2000	1,592,300	1,568,700

4) Let's focus that data above to the years 2001-2010, to help illustrate the point Belsky was making, as was cited above and which MHI previously touted.

2010	604,600	586,900
2009	583,000	554,000
2008	905,400	905,500
2007	1,398,400	1,355,000
2006	1,838,900	1,800,900
2005	2,155,300	2,068,300
2004	2,070,100	1,955,800
2003	1,889,200	1,847,700
2002	1,747,700	1,704,900
2001	1,636,700	1,602,700

14,829,300 14,381,700

5) Compare that to what occurred in manufactured housing during those same years.

Table 3

Year	New Manufactured Home (MH) Production
------	--

2001	193,120
------	---------

2002	165,489
------	---------

2003	130,815
------	---------

2004	130,748
------	---------

2005	146,881
------	---------

2006	117,373
------	---------

2007	95,752
------	--------

2008	81,457
------	--------

2009	49,683
------	--------

2010	50,056
------	--------

1,161,374

6) Clearly, the manufactured home industry's production was nowhere close to what Belsky projected. Just as clearly, the expectation of former MHI president and CEO Stinebert was wrong.

That begs questions. But before pivoting to those questions a few more pull quotes are warranted.

Richard "Dick" Jennison is still found on the MHI website. This remark was a full decade after that of Stinebert and was made in the presence of dozens of manufactured home industry professionals and was recorded in a video. Jennison said that half-a-million homes a year ought to be the goal and that "We can get there."

[caption id="attachment_166788" align="aligncenter" width="608"]



Instead of the goal of 372,000 new manufactured homes sold...

"Why not half-a-million

[new manufactured homes sold annually]?"

"We can get there."

– i.e. to that 500,000 new homes produced/sold annually.

- Richard "Dick" Jennison, then Manufactured Housing Institute (MHI) President and CEO.

Still and quote are from the video posted on this page.

<https://www.manufacturedhomepronews.com/we-need-to-remove-the-shackles-on-our-industry-mhi-ceos-historic-call-for-cfpb-feds-to-unleash-manufactured-home-industry-growth-via-more-lending-marty-lavin-in/>[/caption]

Over 10.5 years later, the industry is hovering around 20 percent of what Jennison said was possible.

7) But what is still missing from this picture is legislation that was enacted in 2000 which may have contributed to Belsky's expectation for the coming (2001-2010) decade in housing. The Manufactured Housing Improvement Act (a.k.a.: MHIA, MHIA 2000, 2000

Reform Law, 2000 Reform Act), provided for "[enhanced preemption](#)" over the zoning barriers that are widely acknowledged to be limiting manufactured housing industry growth. The Manufactured Housing Association for Regulatory Reform (MHARR) has made federal preemption a focus for enforcement efforts, as a [search of this link on their site reveals scores of articles by MHARR on that topic](#).

Enhanced Preemption

“What is, and why it matters?”



Manufactured Housing
Improvement Act of
2000

Why Does It Matter?

- Provides more affordable housing options
- Supports economic growth
- Prevents costly legal battles

Why Does It Matter?

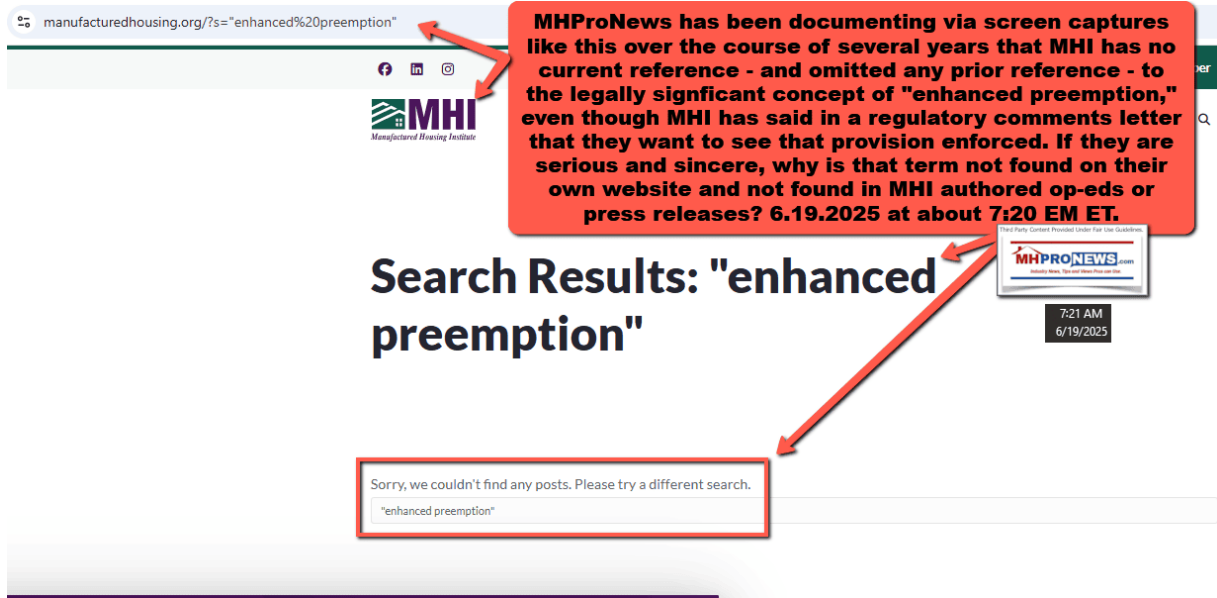
- Provides more affordable housing options
- Supports economic growth

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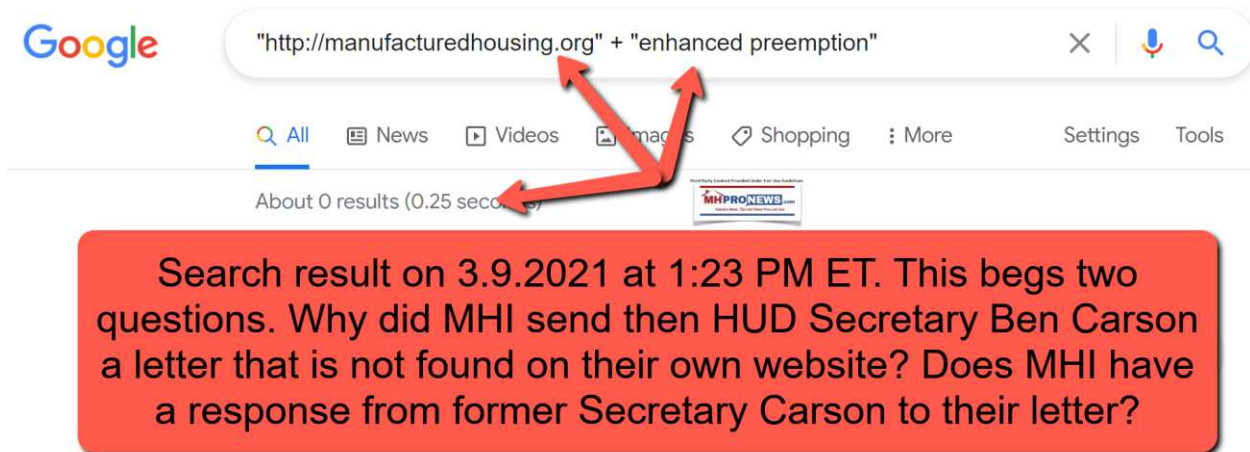


By contrast, MHI's website has been documented for years to be missing that key phrase.

[caption id="attachment_216024" align="aligncenter" width="608"]



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]



8) MHI's federal "priorities" document linked **here** doesn't include a call for "[enhanced preemption](#)" to be enforced.

9) MHI's leaders (corporate and senior staff) failed to use the Innovative Housing Showcase (IHS) 2025 in a manner that would lead an objective professional observer to think that they were seriously trying to capitalize on an opportunity to truly 'showcase' manufactured housing as the most proven new construction solution to the affordable housing crisis. An outreach to MHI's leadership is documented in the second article linked below. They did not directly respond.

[caption id="attachment_220613" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/ready-for-more-affordable-housing-in-usa-innovative-housing-showcase-2025-reveal-proven-options-but-post-event-facts-evidence-analysis-exposes-political-and-corporate-intrigue-as-bottlenecks/>

[caption id="attachment_220231" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/acid-test-pending-innovative-housing-showcase-2025-as-manufactured-housing-institute-mhi-behavioral-case-study-will-mhi-use-ihs-2025-to-try-prove-their-industry-critics-wrong-mhville-fea/>[/caption]

[caption id="attachment_220168" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/facts-facts-facts-hit-them-with-facts-july-2025-mh-production-data-21st-ceo-tim-williams-invite-to-mhpronews-historic-manufactured-housing-institute-statements-omissions-trend/>[/caption]

[caption id="attachment_218231" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/management-by-objective-mbo-lens-road-to-housing-act-nahb-nar-plus-recent-manufactured-housing-institute-mhi-irs-form-990-v-mharr-when-inaction-or-distraction-speaks-loudly-mhville-fea/>[/caption][caption id="attachment_218580" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/irs-complaint-subject-request-for-investigation-of-manufactured-housing-institute-mhi-is-accountability-ahead-for-mhi-leaders-accused-of-perjury-institutional-fiduciary-failures-mhville-fea/>[/caption][caption id="attachment_189603" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/masthead/true-tale-of-four-attorneys-research-into-manufactured-housing-what-they-reveal-about-why-manufactured-homes-are-underperforming-during-an-affordable-housing-crisis-facts-and-analysis/>[/caption][caption id="attachment_208281" align="aligncenter" width="600"]



Elena Falcettoni

Senior Economist

Ph.D., Economics,
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James A. Schmitz, Jr.
Federal Reserve Bank of Minneapolis



Federal Reserve Bank of St. Louis
Mark L. J. Wright | St. Louis Fed

Mass Production of Houses in Factories in the United States:
The First and Only "Experiment" Was a Tremendous Success*

Mass Production of Homes in U.S. Factories 'First and Only Experiment Was Tremendous Success' by Elena Falcettoni-James A. Schmitz Jr-Mark L. J. Wright;

PLUS
SUNDAY
WEEKLY
MHVILLE
HEADLINES RECAP



<https://www.manufacturedhomepronews.com/mass-production-of-homes-in-u-s-factories-first-and-only-experiment-was-tremendous-success-by-elena-falcettoni-james-a-schmitz-jr-mark-l-j-wright-plus-sunday-weekly-mhville-head/>[/caption][caption

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Federal Reserve Bank of Minneapolis

James A. Schmitz, Jr. | Federal Reserve Bank of Minneapolis



“This [pattern of obscured sabotaging monopoly tactics] leads to whole new set of monopolies, those in [the] manufactured housing industry itself.” ~

James A. “Jim” Schmitz Jr., in an presentation to university students. See that full presentation and these

comments in context at the link below.

Schmitz in a separate but related research report on the topic of sabotage monopoly and its impact on manufactured housing said: “This [pattern of obscured sabotage monopoly tactics] leads to whole new set of monopolies, those in [the] manufactured housing industry itself.” <https://www.manufacturedhomepronews.com/affordable-homes-for-low-income-must-produce-in-factory-years-to-unravel-sabotage-grad-students-interest-in-manufactured-housing-factory-home-solutions-plus-sun/>

id="attachment_212150" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/minneapolis-fed-economic-writer-jeff-horwich-learning-from-first-and-only-manufactured-housing-boom-spotlights-elena-falcettonimark-wrightjames-schmitz-jr-research-wheres/>[/caption][caption id="attachment_217873" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/prof-amy-j-schmitz-j-d-promoting-the-promise-manufactured-homes-provide-for-affordable-housing-potent-historic-flashback-reveals-still-relevant-mh-insider-insights-and-more-mhville-fea/>[/caption][caption id="attachment_213599" align="aligncenter" width="598"]



"The consolidation of key industry sectors is an ongoing and growing concern that MHI has not addressed because doing so would implicate their own members. Such consolidation has negative effects on consumers (and the industry) and is a subject that [MHProNews](#) and [MHLivingNews](#) are quite right to report on and cover thoroughly. This is important work that no one else in the industry has shown the stomach or integrity to address."



Mark Weiss, J.D., President and CEO of MHARR

Manufactured Housing Association for
Regulatory Reform (MHARR) to MHProNews.

"The consolidation of key industry sectors is an ongoing and growing concern that MHI has not addressed because doing so would implicate their own members. Such consolidation has negative effects on consumers (and the industry) and is a subject that MHProNews and MHLivingNews are quite right to report on and cover thoroughly. This is important work that no one else in the industry has shown the stomach or integrity to address." Mark Weiss, J.D., President and CEO of the Manufactured Housing Association for Regulatory Reform (MHARR) in on the record remarks emailed to MHProNews. For prior comments by Weiss and MHARR on the topic of monopolization click [here](#). See also See also: <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]

10) There is much more that could be spotlighted. But the above is sufficient information to invoke at this point the fact-checking potential of third-party AI of the data, quotes, and information above.

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