

Pre-publication draft for third-party AI fact-evidence-analysis (FEA) check.

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

(Washington, D.C. | 9.12.2025) From September 6-10, 2025, the National Mall was transformed into a live laboratory for affordable housing solutions. According to the U.S. Department of Housing and Urban Development ([HUD](#)) [those solutions included](#): panelized construction, modular, 3D-printed, energy-efficient manufactured homes and more. Behind the model assemblies and ribbon-cuttings, the real question was whether federal leaders and industry officials would use the [Innovative Housing Showcase](#) (IHS) 2025 platform to enforce existing laws, break zoning logjams and broaden affordable housing market access. A post-event Fact-Evidence-Analysis (FEA) “acid test” reveals that despite proven technologies, entrenched political, regulatory, and corporate/association boardroom intrigue apparently remain the biggest bottlenecks. As [notorious](#) Manufactured Housing Institute (MHI) member [Frank Rolfe](#) previously [said, there appears to be no serious interest in solving the affordable housing crisis](#).

What Was the Innovative Housing Showcase (IHS) 2025?

The Innovative Housing Showcase (IHS) 2025 was a five-day public exhibition organized by the U.S. Department of Housing and Urban Development under the theme “The American Home Is the American Dream.”

More than two dozen exhibitors—ranging from Guardian Structural Technologies’ SHIELD Panel system to [UMH Properties](#)’ three HUD-Code manufactured homes—assembled cutting-edge model dwellings on the National Mall near the Capitol Building to demonstrate more rapidly produced, cost-effective paths to homeownership.

[HUD Secretary Scott Turner](#), congressional allies and local officials toured the site. But after the final day no comprehensive recap has appeared on MHI’s website or any state affiliate portal as of the time shown (8:52 AM ET).

<https://www.housingwire.com/articles/hud-innovative-housing-showcase-begins-saturday/> <https://www.hud.gov/news/>

Regulatory & Zoning Barriers: Known for [Five Decades](#) - Talk but Inaction by Both Major Parties

HUD's own researchers have repeatedly identified local regulatory and zoning restrictions as the primary barrier to boosting factory-built housing production. Pamela M. Blumenthal and Regina Gray's EDGE report for [HUD's Office of Policy Development and Research](#) pinpointed land-use delays and exclusionary local codes as the biggest choke points to scaling modern manufactured and modular homes.

<https://www.manufacturedhomelivingnews.com/revisiting-pamela-blumenthal-and-regina-gray-hud-edge-report-opportunities-to-increase-housing-production-and-preservation-plus-star-parker-hud-sec-turner-with-facts-and-mhville-analysis/> A

companion review tracing half a century of federal policy missteps confirms that demand has always outstripped supply, yet neither Democratic nor Republican administrations have effectively used the Manufactured Housing Improvement Act of 2000 (MHIA 2000) [enhanced preemption](#) tool to override obstructive local ordinances.

<https://www.manufacturedhomeprnews.com/fifty-years-of-efforts-to-reduce-regulatory-barriers-pamela-m-blumenthal-hud-office-of-policy-development-and-research-unpacking-5-decades-of-affordable-housing-miscues-incl>

[caption id="attachment_211004" align="aligncenter" width="600"]

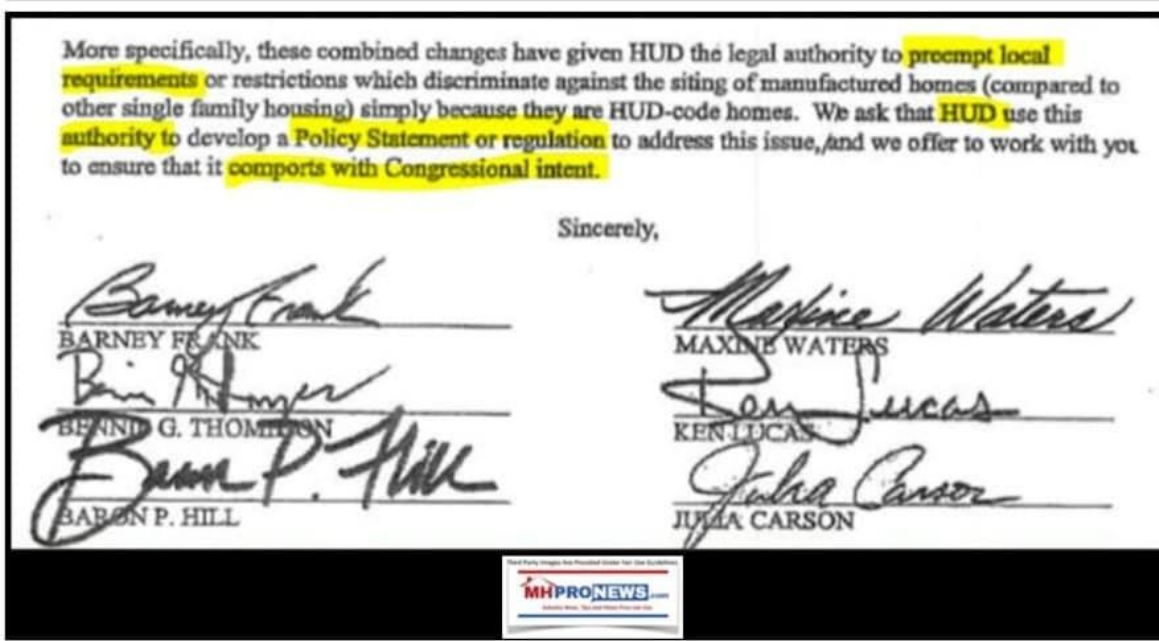


<https://www.manufacturedhomelivingnews.com/revisiting-pamela-blumenthal-and-regina-gray-hud-edge-report-opportunities-to-increase-housing-production-and-preservation-plus-star-parker-hud-sec-turner-with-facts-and-mhville-analysis/>[/caption]

MHIA Enhanced Preemption: Enacted but Rarely Enforced

The MHIA 2000 was enacted with broad, bipartisan support and included “[enhanced preemption](#),” a legal mechanism empowering HUD to supersede local zoning that discriminates against HUD-Code manufactured homes. Then-Senator Joe Biden (DE-D) co-sponsored the measure, yet during the [nearly 25 years since the 2000 Reform Law was enacted by a widely bipartisan Congressional act](#), HUD has [invoked enhanced preemption in only a handful of cases](#). <https://www.manufacturedhomepronews.com/wp-content/uploads/2024/06/ManufacturedHousingInstituteLeaderQuotesEnhancedPreemptionManufacturedHousingImprovementAct2000DutytoServeManufacturedHousingHERA2008PlusImageIssueMHProNewsQuoteGraphic6.6.2024a-min.png> That failure to enforce existing law remains central to the affordable housing crisis: without millions of additional homes, market-based supply cannot meet demand.

[caption id="attachment_186505" align="aligncenter" width="598"]



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/>

The 2000 Reform Law was passed on a widely-bipartisan basis. 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]

The “Acid Test” Challenge: Enforcing Law and Winning Coverage

On September 5 2025, MHPProNews issued its [pre-event “Acid Test” challenge](#) to the Manufactured Housing Institute (MHI) to engage on the record with HUD officials and the Federal Housing Finance Agency to:

- Publicly commit to enforcing the MHIA 2000 “[enhanced preemption](#)” provision of federal law.
 - Announce concrete steps under the Duty to Serve (DTS) mandate to expand chattel lending.
 - Secure national broadcast or cable news coverage (ABC, CBS, NBC, CNN, MSNBC, Fox, Newsmax). This challenge pressed MHI to fulfill its fiduciary duty to independent producers—including members of the Manufactured Housing Association for Regulatory Reform (MHARR)—by delivering policy enforcement, financing commitments and mass-media reach, not mere pageantry.
- <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 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]

MHARR Delegation Meets HUD Secretary Turner—Then Nothing

Earlier in 2025, a delegation of MHARR leaders secured an in-person meeting with HUD Secretary Turner—President Donald J. Trump’s (R) hand-picked choice charged with enforcing HUD's delegated parts of federal law. Mark Weiss, J.D., President and CEO of MHARR, along with Senior Advisor Danny Ghorbani, and senior delegates Edward J. Hussey and Peter James of MHARR pressed Secretary Turner to invoke enhanced preemption and address zoning barriers. Yet, as of today, Turner’s office has issued no policy directive or regulatory action to implement enhanced preemption. A review of HUD’s news releases shows no such announcement. <https://www.hud.gov/news/> The Trump Administration thus far follows a pattern of political inertia, despite its stated support for modern housing innovation.

[caption id="attachment_212889" align="aligncenter" width="617"]



<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][caption id="attachment_218265" align="aligncenter" width="600"]



<https://manufacturedhousingassociationregulatoryreform.org/manufactured-housing-association-for-regulatory-reform-mharr-raises-key-manufactured-housing-industry-issues-in-meeting-with-senior-hud-officials/>[caption][caption id="attachment_218954" align="aligncenter" width="600"]



<https://www.manufacturedhomelivingnews.com/if-not-amended-does-road-to-housing-act-risk-less-affordable-housing-new-mharr-white-paper-critical-analysis-of-renewing-opportunity-in-the-american-dream-road-to-housing-act-2025-m/>[caption]

Why IHS 2025 Matters to the Affordable Housing Crisis

With the nation facing a shortfall often estimated to be [4 to over 7 million](#) affordable housing units needed, HUD Code manufactured homes remain the unsubsidized, affordable and most scalable solution. Congressman [Mike Flood \(NE-R\) said in a press release](#) earlier this year: “Flood: We Don’t Need More Subsidies, We Just Need More Homes At Prices People Can Afford” underscores that boosting production of manufactured homes can alleviate scarcity without additional taxpayer outlay. <https://financialservices.house.gov/news/documentsingle.aspx?DocumentID=409727> Scaling these homes requires both financing reform under the [Duty to Serve \(DTS\) provision of the Housing and Economic Recovery Act \(HERA\) and zoning relief under enhanced preemption](#)—neither of which materialized during IHS 2025. Other than *MHProNews* and *MHLivingNews*, who in media have spotlighted those underreported and interrelated details that have been repeatedly confirmed by independent fact checks using artificial intelligence?

Boardroom Maneuvers & Consolidation Zeal

While public relations glitz touted innovation, [MHI’s board remains](#) dominated by industry [consolidators](#)—[Clayton Homes](#) (Berkshire Hathaway), [Champion Homes](#) (SKY), [Cavco Industries](#) (CVCO), [Equity LifeStyle Properties](#) (ELS), [Sun Communities](#) (SUI), [Flagship Communities](#) and others. Several of those MHI member firms have been hit by [antitrust](#) suits on behalf of their residents. Cavco was hit by multi-year [SEC probe and suit](#) that resulted in [7-figure settlements](#). Investor-relations [presentations explicitly highlight merger-and-acquisition strategies designed to consolidate market share](#) and exert [oligopoly](#) control in the U.S. affordable manufactured home community market. <https://www.manufacturedhomepronews.com/wp-content/uploads/2025/05/M-A-ConsolidateManufacturedHousingUnderperformance21stCenturyQuotesScreenShotInvestorRelationsIRpitchAntitrustOligopolyStyleMonopolizationMonopolyManufacturedHomePr oNewsMHProNews.png> According to [Danny Ghorbani](#), founding president of [MHARR](#) and a former [MHI vice president](#): "To overcome this industry's zoning and consumer financing woes, this so-called post-production representation [i.e.: MHI] needs 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."

[caption id="attachment_220440" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/copilot-mhi-pushing-flawed-bill-silence-on-mharrs-critique-suggests-strategic-avoidance-or-tacit-endorsement-of-road-to-housing-act-2025-current-flaws-mharr-advocacy-update-mhville-fea/>[/caption]

No Post-Event Recap on MHI or State Affiliates

A detailed review of MHI’s website reveals no post-event press release, video recap or policy outcomes summary—only a fleeting reference to “5,000+ attendees” on its Events page. <https://www.manufacturedhousing.org/events-landing/> Per Copilot, major state affiliates in Florida, Texas, California and in the Midwest similarly published no write-ups or analysis following IHS 2025. This apparent strategic silence contrasts sharply with the opportunity to claim policy wins and broaden consumer awareness.

Fact-Evidence-Analysis (FEA) with AI Cross-Checks

Component Finding		Source
Fact	IHS 2025 drew ~5,000 attendees on the National Mall.	HUD IHS announcement [1]
Evidence	No national media coverage; no MHI post-event recap; no state affiliate write-ups.	Grok & Gemini cross-checks; MHI site [see PostScript]

Component	Finding	Source
Analysis	Despite a high-profile platform, MHI failed to leverage the showcase for policy enforcement or broad outreach.	This article with sources as shown

AI Cross-Platform Behavior

- **Gemini** hedged on media coverage, initially vague, then confirmed “none.”
- **Grok** directly called out absent coverage and MHI’s silence.
- **Copilot** synthesized data and AI insights into a unified FEA narrative.

This triangulation not only verifies facts but uncovers behavioral patterns—corporate caution vs. unvarnished candor—essential for assessing institutional performance.

Fact-Evidence-Analysis (FEA) Methodology

FEA is MHProNews’ signature framework, ensuring clarity, transparency, and accountability:

- **Fact:** Official data points (IHS 2025 dates, attendee count, exhibitor roster).
- **Evidence:** Triangulated documentation (fax records, AI platform cross-checks, HUD research).
- **Analysis:** Interpretation of patterns and implications, exposing gaps between promise and performance.

FEA

FACTS-EVIDENCE-
ANALYSIS

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

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



FACTS



EVIDENCE



ANALYSIS



AI Cross-Check Rigor

To deliver academic-style precision, MHPProNews integrates three AI platforms:

- **Gemini** initially hedged on IHS media coverage, then confirmed absence of ABC, CBS, NBC, CNN, MSNBC, Fox and Newsmax.
- **Grok** directly identified MHI's silence and lack of policy enforcement announcements.
- **Copilot** synthesized expert inputs from L. A. “Tony” Kovach with AI-generated findings into a coherent FEA narrative.

By cross-verifying facts across AI responses and human-expert inquiries guided by evidence and logic, *MHPProNews* ensures transparency and reliability akin to peer-review.

[caption id="attachment_220461" align="aligncenter" width="605"]

MHVILLE FEA: MANUFACTURED HOME FACT EVIDENCE ANALYSIS

A methodological approach pioneered by
MHProNews and MHLivingNews to achieve
maximum transparency and accuracy
that stands the test of time

ACADEMIC-STYLE RIGOR:

Utilizes multiple advanced AI models to
check, cross-check, and re-check information

- Gemini
- Copilot
- Grok

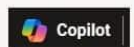
EVIDENCE-BASED REPORTS:

- Sources clearly cited and embedded
- Claims triangulated by 3rd Party AIs
- Facts evaluated through public records

3rd Party AIs have confirmed that MHProNews used an
FEA model for years before AI came on the scene and already
had a reputation for rigor, transparency, and accuracy reporting



MANUFACTURED
HOME PRO NEWS.com



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]

Reporting Leadership & Editorial Integrity

MHProNews is the documented runaway largest and most read trade media serving the manufactured housing sector, praised for rigorous, evidence-based journalism.

[https://www.manufacturedhomepronews.com/wp-](https://www.manufacturedhomepronews.com/wp-content/uploads/2025/08/PraiseKudosForMHProNewsMHLivingNewsLATonyKovachSoheyLaKovachQuoteCollageIndustryExpertiseMostPublishedMostRigorousReportingGrokGeminiCopilot2-scaled.png)

[content/uploads/2025/08/PraiseKudosForMHProNewsMHLivingNewsLATonyKovachSoheyLaKovachQuoteCollageIndustryExpertiseMostPublishedMostRigorousReportingGrokGeminiCopilot2-scaled.png](https://www.manufacturedhomepronews.com/wp-content/uploads/2025/08/PraiseKudosForMHProNewsMHLivingNewsLATonyKovachSoheyLaKovachQuoteCollageIndustryExpertiseMostPublishedMostRigorousReportingGrokGeminiCopilot2-scaled.png) MHProNews does not own or control the AI platforms it uses to cross-

check the accuracy of its reports. So, no undisclosed influence is exerted over the AI systems that provide fact checks. It is precision and subject-matter expertise combined with AI cross-validating inquiries using evidence and logic that yields industry-leading reporting.

Political Accountability & Next Steps

IHS 2025 offered a spotlight on proven technologies. But systemic change demands policy enforcement and financial reform.

- HUD's leadership should immediately invoke the 2000 Reform Law's [enhanced preemption](#) to override exclusionary zoning.
- The [FHFA robust chattel-lending targets under the DTS mandate](#).
- MHI leaders should publicly lobby for these actions, not merely showcase model homes which they have apparently failed to properly promote.
- MHARR leaders need to keep spotlighting the posturing and inaction that are apparently linked to manufactured housing being stagnant at about 30 percent of the last highwater mark in 1998, despite the enactment of laws that were supposed to provide a free market method without subsidies to solve the affordable housing crisis.

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



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

[caption id="attachment_219677" align="aligncenter" width="600"]



<https://www.manufacturedhomeproneews.com/manufactured-housing-i-feel-you-try-60-second-test-at-home-office-mobile-internet-device-gemini-on-manufactured-housing-institute-surprising-mhville-facts-evidence/>

[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]

Conclusion

For readers new to manufactured housing, the IHS 2025 [“acid test”](#) shows that showcasing innovation is only a small part of the struggle, but it is revealing.

Since at least 2005, the [Manufactured Housing Institute \(MHI\)](#) has known that they need to [engage in a public education effort](#), as the [MHI-commissioned Roper Report](#) revealed. Without [enforcing existing laws and reforming housing finance](#), the [promise of millions of new, affordable homes remains unrealized](#). Recent reporting by [Vox's Rachel Cohen Booth](#)

revealed that MHI is working with the competitors of manufactured housing who have for years '[sabotaged](#)' the industry, per years of reports by [Federal Reserve System](#) linked [researchers](#).

Applying the FEA methodology and AI cross-checks exposes the political and corporate intrigues that keep America's housing crisis in place. It also points the way toward true, market-based solutions which could be accomplished swiftly by [simply enforcing existing federal laws](#). The details matter, but the bottom line is existing laws must be enforced and those involved in leadership at MHI have once more been demonstrably shown through the "[acid test](#)" to merit [investigation by public officials](#).

Footnotes (Plain Text Hyperlinks)

1. <https://www.housingwire.com/articles/hud-innovative-housing-showcase-begins-saturday/>
2. <https://www.hud.gov/news/>
3. <https://www.manufacturedhomelivingnews.com/revisiting-pamela-blumenthal-and-regina-gray-hud-edge-report-opportunities-to-increase-housing-production-and-preservation-plus-star-parker-hud-sec-turner-with-facts-and-mhville-analysis/>
<https://www.manufacturedhomepronews.com/fifty-years-of-efforts-to-reduce-regulatory-barriers-pamela-m-blumenthal-hud-office-of-policy-development-and-research-unpacking-5-decades-of-affordable-housing-miscues-incl>
<https://www.manufacturedhomepronews.com/wp-content/uploads/2024/06/ManufacturedHousingInstituteLeaderQuotesEnhancedPreemptionManufacturedHousingImprovementAct2000DutytoServeManufacturedHousingHERA2008PlusImageIssueMHProNewsQuoteGraphic6.6.2024a-min.png>
<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/>
<https://financialservices.house.gov/news/documentsingle.aspx?DocumentID=409727>
<https://www.manufacturedhomepronews.com/fwFifty-years-of-efforts-to-reduce-regulatory-barriers-pamela-m-blumenthal-hud-office-of-policy-development-and-research-unpacking-5-decades-of-affordable-housing-miscues-incl>
<https://www.manufacturedhomepronews.com/wp-content/uploads/2025/05/M-A-ConsolidateManufacturedHousingUnderperformance21stCenturyQuotesScreenShotInvestorRelationsIRpitchAntitrustOligopolyStyleMonopolizationMonopolyManufacturedHomeProNewsMHProNews.png>

https://www.manufacturedhomepronews.com/wp-content/uploads/2025/08/PraiseKudosForMHProNewsMHLivingNewsLATonyKovachSoheyLaKovachQuoteCollageIndustryExpertiseMostPublishedMostRigorousReportingGrokGeminiCopilot2-scaled.png https://www.manufacturedhousing.org/events-landing/

Postscript and Additional References

- 1) The transcript of input-inquiries with Gemini on the post-IHS 2025 research is found at this [link here](#) and was verified by Gemini as accurate at this [link here](#).
- 2) The transcript of the input-inquiries with xAI's Grok post-IHS 2025 is found at this [link here](#) and was verified by Grok as accurate at this [link here](#).