

Q&A using Google's AI powered preview via the Chrome browser, which Gemini has said is part of the Gemini umbrella of AI services.



During the first term of President Trump, there were immigration actions that impacted HUD Code manufactured home builders as well as some land lease manufactured home community operators, isn't that correct?



Yes, during the first term of President Trump, immigration policies created significant challenges for both manufactured home builders and land lease community operators. The impacts were most heavily felt through labor shortages in manufacturing and construction, as well as uncertainty and potential eligibility changes for residents in communities.

Impact on manufactured home builders

- **Aggressive immigration enforcement:** Stepped-up immigration enforcement and worksite raids intensified fear among immigrant labor. As many as 1.8 million undocumented workers across the country work in the construction industry. A significant portion of this labor force is involved in the residential and manufactured housing sectors.
- **Labor shortages and rising costs:** The fear caused many immigrant workers to stop showing up to jobsites, creating severe labor shortages for manufactured home plants and site construction crews. This scarcity of labor led to higher wages, increased costs for builders, longer project delays, and a reduced supply of new homes.
- **Increased construction costs:** An analysis by the National Association of Home Builders (NAHB) found that labor costs rose by 12% between 2017 and 2021. This was a direct result of the reduced availability of construction workers due to stricter immigration policies.

Impact on land lease community operators

- **Potential loss of residents:** Proposed rule changes from the Department of Housing and Urban Development (HUD) aimed to restrict access to federal housing assistance for undocumented and mixed-status immigrant families. This action threatened to destabilize housing for thousands of families in communities where residents often receive federal support.
- **Reduced pool of potential renters:** For some operators, the heightened immigration enforcement and anti-immigrant rhetoric created fear among potential residents, potentially reducing the pool of eligible renters in areas with large immigrant populations.
- **Uncertainty for mixed-status families:** Some immigrant families receiving federal housing assistance include both legally present and undocumented individuals. The Trump administration targeted the "mixed-status rule," which prorates assistance based on a family's immigration status. The proposed changes created uncertainty and concern about mass terminations of assistance, evictions, and homelessness.



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AI Overview

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Agree or disagree with the policy, this is apparently part of the point. Trump 2.0 seeks to improve the earnings power of employees. Also, as AI replaces some jobs, deportations can help balance that out.