

Pre-publication draft for third-party AI fact check of article for MHPProNews planned for 10.21.2025 publication.

Manufactured Housing Production and Shipments by State August 2025.

Manufactured Home Production by Year 1995 to Year-to-Date Aug 2025. Multi AI Explain Millions Manufactured Homes Needed-FEA

"U.S. housing needs are vast, and manufactured homes are among the most cost-effective ways to fill that gap — if policy and practice stop getting in the way. The data you already published — a new IBTS/industry production and shipments compilation combined with annual totals (1995–Aug 2025) — makes plain how production today is far below what would be required to meaningfully close the nation's affordable-housing shortfall." So said [ChatGPT in response to the input-inquiry linked here](#) and the [draft](#) of the most recent industry data that follows in Part I and Part II." It would be tempting to say that the 'secret' of getting quality and factually accurate responses from artificial intelligence (AI) is in the framing. But that is only part of what has been called the '[academic style rigor](#)' of the [facts-evidence-analysis](#) (FEA) model of journalism being developed by *MHPProNews* that caused xAI's Grok to insightfully suggest: 'Don't just trust us, check us' as a possible tagline. How many in media suggest you check the accuracy of their work? Per [Gemini](#): "...**neither the Manufactured Housing Institute (MHI) nor their new board members have taken any known public action to push for the key fixes** suggested by the Manufactured Housing Association for Regulatory Reform (MHARR). MHI has broadly supported the bill, particularly a provision to make the permanent chassis optional, viewing it as a "game-changer". However, MHI's own statement on the bill was restricted to members, while MHARR's detailed critique and proposed amendments were published widely."

According to [ChatGPT](#).



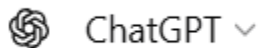
MHARR has argued that the ROAD to Housing Act of 2025 — as currently drafted — leaves critical bottlenecks in place and has submitted specific amendments that would force federal enforcement of core, existing statutory tools (notably enhanced federal preemption under the Manufactured Housing Improvement Act of 2000) and require the inclusion of manufactured-home personal property loans in the Duty to Serve framework. MHARR's submission and white paper set out those requested fixes and explain how they would remove zoning and financing barriers that have constrained production and placement. manufacturedhousingassociationregulatoryreform.org+1

[ChatGPT](#) continued.

By contrast, public evidence that the Manufactured Housing Institute (MHI) or its newly constituted board members have publicly pressed Congress to adopt MHARR's precise amendments is lacking. MHI has publicly supported the ROAD package in general terms (and posts member-only briefings on the bill), but I found no public, traceable campaign from MHI or specific major board firms formally endorsing MHARR's tightening amendments (e.g., public letters to Congress, press campaigns pushing MHARR language, or public PAC filings that name the MHARR fixes). In short: MHARR has submitted a concrete "fix" package, but there is no visible public campaign by MHI or its top members pushing those exact language changes.

[MHI+2manufacturedhousingassociationregulatoryreform.org+2](#)

ChatGPT confirmed the accuracy of this thread at this link [here](#).



Why that absence matters

1. **Federal tools already exist to break zoning choke-points.** MHARR's amendments largely seek to compel enforcement of existing federal law (enhanced preemption) and to make finance pipelines work better. Using the federal statutes already on the books is faster and less disruptive than drafting entirely new regimes, and it relies on mechanisms Congress has already accepted. That's why many advocates favor enforcement and modest statutory fixes over wholesale re-writing.
[manufacturedhousingassociationregulatoryreform.org+1](#)
2. **Policy disconnects cost time and houses.** If industry leaders publicly promise growth but do not press for policy fixes that would materially unblock production and placement, the result is lost time and lost homes. The NLIHC/GAP-style estimates of millions of affordable homes needed illustrate how large the gap is — small policy changes can have outsized effects if they unlock production at scale.
[National Low Income Housing Coalition](#)
3. **Why use existing federal law rather than "risky" rewrites?** MHARR's approach is to "compel enforcement" and expand accepted tools (e.g., federal preemption, DTS inclusion). That approach minimizes legal uncertainty, protects consumer safeguards already embedded in statute, and aligns federal and state roles. Advocates skeptical of broad rewrites worry that poorly-crafted new language or transitions could create loopholes that local actors exploit, or that new rules could

be delayed in implementation — prolonging the affordability crisis. MHARR's amendments are therefore framed as practical, targeted fixes.

manufacturedhousingassociationregulatoryreform.org

Do insider brands want to limit manufactured housing?

There is documentary evidence that some industry dynamics — not always obvious in marketing copy — can align to limit market expansion. A recent reporting thread and mainstream coverage going back months shows trade-group maneuvers and selective support for reform proposals (for example, removal of the “built on a permanent chassis” language has been controversial; MHI at times has withdrawn support for chassis-removal proposals pending further study). That episode suggests some major industry actors weigh the tradeoffs of large regulatory changes and can favor incremental approaches or delay. Such incentives are consistent with consolidation dynamics (larger firms optimizing margins, financing models, or after-market revenues) rather than a pure, rapid-growth play.

[Vox+1](#)

Bottom line for readers and policymakers

Your consolidated IBTS + historical production PDF, MHARR's amendment package, and the public record together show a clear, actionable path: modest, well-targeted statutory corrections and forceful federal enforcement could meaningfully raise manufactured housing output — but without public, visible pressure from the industry's largest trade players on those specific fixes, the likelihood of achieving that scale quickly is reduced. That matters for investors, public officials, and especially low- and moderate-income families who need more attainable housing sooner.

Plain-text source links used above:

- Your production/shipments PDF:
<https://www.manufacturedhomepronews.com/wp-content/uploads/2025/10/ManufacturedHousingProductionShipmentsByStateAug2025ManufacturedHomeProductionByYear1995ToYear-to-DateAug2025MultiAexplainMillionsManufacturedHomesNeededFEA.pdf>
- MHARR amendments & white paper:
<https://manufacturedhousingassociationregulatoryreform.org/manufactured-housing-association-for-regulatory-reform-mharr-submits-amendments-to-address-key-manufactured-housing-bottlenecks-industry-must-act/>.
manufacturedhousingassociationregulatoryreform.org
- MHI public material / member post re: ROAD:
<https://www.manufacturedhousing.org/news/mhi-statement-on-the-road-to->

[housing-act-of-2025/](#) (member login required) and public MHI press coverage. [MHI+1](#)

- HUD/IBTS context on manufactured-housing program: <https://www.ibts.org/manufactured-housing>. [ibts.org](#)
- Vox explainer on chassis rule & trade-group history: <https://www.vox.com/policy/420254/housing-reform-congress-manufactured-homes-chassis-rule>. [Vox](#)
- NLIHC summary of ROAD: <https://nlihc.org/resource/16-2-road-housing-act-2025>. [National Low Income Housing Coalition](#)

The full thread, including numerous other source documents and the Q&A that produced the above response, is found at this [link here](#). Part of the instruction to ChatGPT was this. "Whatever you say should be factually accurate and supported by evidence you support with plain text hyperlinks." The screen capture that documents the accuracy of the Q&A above is [linked here](#).

In Part III, there is a similar Q&A that occurred with Gemini.

The American Enterprise Institute (AEI) recently observed that the proper use of artificial intelligence should include human intelligence (HI and AI). While modest tweaks might be warranted to the ChatGPT, Gemini, or other AI responses found herein, the thrust of their response, and the ability of readers to see for themselves what the various AI said and why creates a level of transparency and the potential to 'audit' the findings.

The MHVille FEA is underway.



Part I.

MHProNews notes that SW is short for "Single Wide," or more appropriately, single section manufactured home. MW is short for "Multi Wide," or more appropriately, multi-section manufactured home (could potentially be 2, 3, or four sections, but are most commonly 2 sections).

Institute for Building Technology & Safety

Shipments and Production Summary Report 8/01/2025 - 8/31/2025

Shipments

State	SW	MW	Total	Floors
Dest. Pending	11	15	26	41
Alabama	198	242	440	681
Alaska	0	2	2	4
Arizona	49	115	164	280
Arkansas	92	81	173	254
California	38	214	252	476
Colorado	33	34	67	101
Connecticut	13	1	14	15
Delaware	8	20	28	48
District of Columbia	0	0	0	0
Florida	163	434	597	1,033
Georgia	136	255	391	647
Hawaii	1	1	2	3
Idaho	14	29	43	75
Illinois	43	44	87	131
Indiana	137	60	197	257
Iowa	32	8	40	48
Kansas	40	6	46	52
Kentucky	100	191	291	483
Louisiana	192	147	339	491
Maine	42	65	107	172
Maryland	8	6	14	20

Massachusetts	8	11	19	30
Michigan	194	134	328	462
Minnesota	46	50	96	146
Mississippi	185	183	368	554
Missouri	58	78	136	214
Montana	21	25	46	71
Nebraska	32	6	38	44
Nevada	4	37	41	80
New Hampshire	5	21	26	47
New Jersey	22	14	36	50
New Mexico	42	85	127	214
New York	68	80	148	228
North Carolina	241	340	581	921
North Dakota	16	9	25	34
Ohio	129	68	197	265
Oklahoma	100	133	233	366
Oregon	37	89	126	222
Pennsylvania	69	90	159	248
Rhode Island	0	0	0	0
South Carolina	134	244	378	622
South Dakota	14	29	43	72
Tennessee	88	237	325	564
Texas	555	844	1,399	2,245

Utah	4	10	14	24
Vermont	7	15	22	37
Virginia	40	77	117	194
Washington	15	118	133	263
West Virginia	28	67	95	163
Wisconsin	57	29	86	115
Wyoming	31	3	34	37
Canada	0	0	0	0
Puerto Rico	0	0	0	0
Total	3,600	5,096	8,696	13,844

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(*)	256	290	546	841
Alabama	612	799	1,411	2,215
*Alaska	0	0	0	0
Arizona	49	132	181	314
*Arkansas	0	0	0	0

California	38	204	242	456
*Colorado	0	0	0	0
*Connecticut	0	0	0	0
*Delaware	0	0	0	0
*District of Columbia	0	0	0	0
Florida	57	215	272	488
Georgia	159	388	547	937
*Hawaii	0	0	0	0
Idaho	39	73	112	189
*Illinois	0	0	0	0
Indiana	551	297	848	1,145
*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	79	68	147	215
*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	184	323	507	830
*North Dakota	0	0	0	0
*Ohio	0	0	0	0
*Oklahoma	0	0	0	0
Oregon	47	206	253	476
Pennsylvania	224	289	513	801
*Rhode Island	0	0	0	0
*South Carolina	0	0	0	0
*South Dakota	0	0	0	0
Tennessee	462	766	1,228	1,995
Texas	808	1,008	1,816	2,831
*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	35	38	73	111

*Wyoming	0	0	0	0
*Canada	0	0	0	0
*Puerto Rico	0	0	0	0
Total	3,600	5,096	8,696	13,844

(*) THESE STATES HAVE FEWER THAN THREE PLANTS.

FIGURES ARE AGGREGATED ON FIRST LINE ABOVE

TOTALS TO PROTECT PROPRIETARY INFORMATION.

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Part II

Table

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

Year to
Date
Through 70,749 new HUD Code home
Aug
2025

According to the [Manufactured Housing Association for Regulatory Reform](#) (MHARR).

HUD Code manufactured housing industry year-over-year production declined in August 2025. Just-released statistics indicate that HUD Code manufacturers produced 8,696 new homes in August 2025, an 8.4% decrease from the 9,501 new HUD Code homes produced in August 2024. Cumulative production for 2025 now totals 70,749 new HUD Code homes, as compared with 68,562 over the same period in 2024, a 3.1% increase.

The *MHProNews* report that details and unpacks the above is found linked below.

[caption id="attachment_222053" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/august-2025-manufactured-housing-production-year-over-year-drop-mharr-data-reveal-8-of-top-10-shipment-states-trail-2024-totals-mharr-manufactured-housing-institute-hits-misses-mhville-fea/>[/caption]

