

Pre-publication draft for third-party artificial intelligence (AI) facts-evidence-analysis (FEA) check of a report for MHPProNews.

Manufactured Housing Production and Shipment Data for all 50 States plus Washington D.C. Facts-Key Performance Indicators (KPIs). More Facts ROAD Act Backers Must Consider Others Missed. FEA

The Institute for Building Technology & Safety (IBTS) and HUD came under fire last month from the Manufactured Housing Association for Regulatory Reform (MHARR) for the [“Publication of Pseudo-Regulatory Monitoring Contractor “Handbook.” IBTS is the contractor responsible for gathering the production and shipment data](#) for every HUD Code manufactured home on behalf of the U.S. Department of Housing and Urban Development (HUD). Because several “states have fewer than three plants” the IBTS summary data provided in Part I “figures are aggregated on first line above totals to protect proprietary information.” Part II of this MHVille [facts-evidence-analysis](#) provides a different IBTS report provided to [MHPProNews](#) that covers the shipments into the 50 states for the period January through June 2025. Part III provides an array of additional information from sources as shown to round out a fact- and evidence-packed report with industry [expert](#) plus [third-party analyses](#). Among the facts unearthed in Part III is data that is not routinely found in mainstream media reports. As a result, the public as well as public officials may not be aware of a critical factor in the affordable housing crisis.

1) [Key Performance Indicators](#) (KPI) in manufactured housing or other industries are "According to [Oxford Learner's Dictionaries](#), a "key performance indicator" (KPI) is a measure used to evaluate the success of an organization, employee, or other entity in meeting its objectives." More on KPIs are [linked here](#) and [KPIs manufactured housing are linked here](#).

2) Then Sun Communities (SUI) Chairman and [CEO Gary A. Shiffman was reported on 4.28.2021 saying there is no](#) “National Repository of Information” on manufactured home communities and that there is a “Scarcity of Available Manufactured Housing Communities.” While [precise figures are lacking the research suggests there are more closures than openings in the 21st century](#).

3) According to NPR affiliated WGLT on 11.16.2025 is the following.

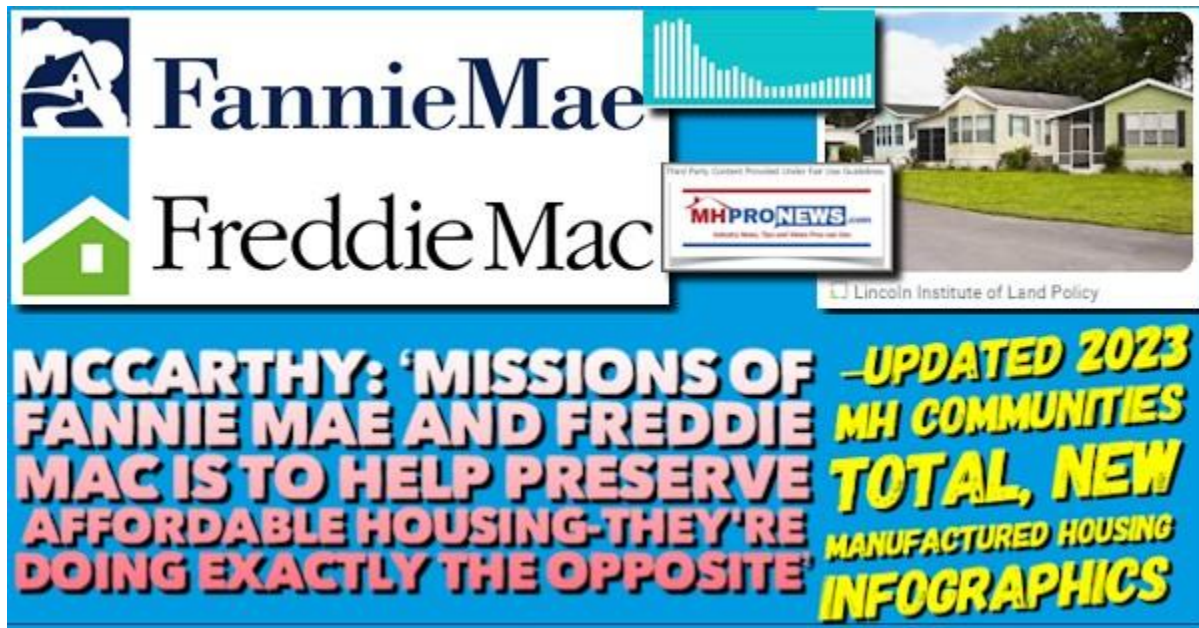
Since the 1990s, more manufactured home parks have closed than opened, limiting options and empowering park owners to increase rent as much as possible, said Dave Anderson, executive director of the National Manufactured Home Owners Association.

“In almost every market, there's nothing that keeps you from doing that. Maximize your profits. If you want to close down [park] amenities or reduce the amount of reinvestment you put into the property, there's almost nothing that holds your feet to the fire,” he said.

4) While there are arguably certain issues with that NPR affiliated WGLT article that may be addressed in an upcoming report, that statement by Dave Anderson is generally supported by other sources.

George McCarthy with the Lincoln Institute said in the article below that **"based on new FEMA data, there are 50,393 MHCs in the US."** So, McCarthy citing the Federal Emergency Management Agency (FEMA) there are 50,393 land-lease manufactured home communities (MHCs).

[caption id="attachment_186899" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/mccarthy-missions-of-fannie-mae-and-freddie-mac-to-help-preserve-affordable-housing-theyre-doing-exactly-the-opposite-updated-2023-mh-communities-total-new-manufactured-h/>[/caption]

5) Per MS Bing's artificial intelligence (AI- since renamed Copilot) in the report linked below.

[caption id="attachment_191625" align="aligncenter" width="600"]

Quality, Appeal and Affordable

"The government wants high quality low cost housing and manufactured housing provides that product."

— WARREN BUFFETT

"THE GOVERNMENT WANTS HIGH QUALITY LOW COST HOUSING AND MANUFACTURED HOUSING PROVIDES THAT PRODUCT." — WARREN BUFFETT SAID, PER MANUFACTURED HOUSING INSTITUTE - SURPRISING FACTS AND EXPERT ANALYSIS;

MHProNews.com
Industry News, Tips and More from our site

plus MHVillie Stocks Update

<https://www.manufacturedhomepronews.com/the-government-wants-high-quality-low-cost-housing-and-manufactured-housing-provides-that-product-warren-buffett-said-per-manufactured-housing-institute-facts-analysis-plus/>

6) Note that [left-leaning Google's AI overview](#), while often useful, in some cases produces incorrect and even [self-contradictory with its AI powered Gemini results](#). Another example of self-contradictory results by Google's AI is linked [here](#). Indeed, the report linked above reveals multiple contradictions between what the [Manufactured Housing Institute \(MHI\)](#) and higher profile MHI affiliated member companies provide in the way of industry data. There are contradictions about how many retail centers there are in the U.S. There are contradictions about how many land-lease manufactured home communities (MHC) there are. These are not unimportant issues when it comes to understanding why manufactured housing is underperforming in the 21st century. When there are dramatically fewer retailers in 2025 than in 2000, why is it a surprise if the number of sales is dramatically lower? When more communities are closing than opening, why is it a surprise that sites fees at the remaining land lease communities are witnessing often stiff site fee hikes - perhaps particularly so with so-called [consolidators](#) who are described as '[predatory](#).'

[caption id="attachment_224040" align="aligncenter" width="600"]



<https://www.manufacturedhomelivingnews.com/why-is-manufactured-housing-underperforming-during-a-documented-affordable-housing-crisis-what-sources-including-3rd-party-artificial-intelligence-ai-said-facts-evidence-analysis-fea/>[/caption]

7) Let's drill down on some evidence-supported data points.

- According to the Lincoln Institute's McCarthy who cited FEMA: there are about **50,393** land-lease manufactured home communities (MHCs) of all sizes in the U.S.
- There are an estimated 4.4 million manufactured home sites in those roughly 50,000 MHCs.
- Per the [Manufactured Housing Association for Regulatory Reform](#) (MHARR) through September 2025 there has been "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."
- [8 of the top 10 states for manufactured home shipments](#) are trailing in 2025 their year-to-date shipments in 2024.
- 2000 retailers (presumably street retailers) per then MHI VP Jason Boehlert at this [link here](#). but [MHI member Cavco said 4000 retailers](#) (likely includes communities that sell but that is not explicitly stated).

- These data points stand in stark contrast to the far more robust industry that existed in 1998. Based on official information the now defunct Manufactured Home Merchandiser (MHMerchandiser) Magazine, the top two manufacturers in 1998 had more production than all HUD Code producers do in 2024 or 2025. 68,264 (Champion) + 66,222 (Fleetwood) = produced 134,486 new HUD Code manufactured homes in 1998. Compared to the entire manufactured home industry today, that could be roughly 30,000 more homes those two firms produced than will be built and shipped by all of manufactured housing when the final data for 2025 is revealed.

TOP 25

The figures in the following charts are based on the production of *homes*, not floors, for 1998. This list is not complete, but is correct based on questionnaires returned by reporting companies. Some companies that could fit have been omitted because they did not submit figures. The percentages and comparisons are based on the figures reported.

Champion Enterprises led in four basic categories (total home production and dollar volume, and multi-section production and dollar volume). Fleetwood Enterprises led in two other basic categories (single-section dollar volume and production).

The industry shipped 372,843 homes in 1998. The Top 25 accounted for 92.4 percent of that number, compared to 92.7 percent in 1997.

The first 10 companies listed made 77.7 percent of the homes shipped in 1998, versus 81.4 percent in 1997.

Top 25 Manufactured Home Builders in 1998 by Total Home Production (HUD Code)



Company/Location	Total No. of Homes	Dollar Volume
1. Champion Enterprises, Auburn Hills, Mich.	68,264	\$1,841,496,000
2. Fleetwood Enterprises, Riverside, Calif.	66,222	1,543,025,000
3. Oakwood Homes, Greensboro, N.C.	38,237	1,011,996,621
4. Clayton Homes, Knoxville, Tenn.	28,429	652,000,000
5. Cavalier Homes, Addison, Ala.	24,387	642,000,000
6. Skyline Corp., Elkhart, Ind.	17,286	532,894,000
7. Palm Harbor Homes, Addison, Texas	15,352	551,663,528
8. American Homestar, Arlington, Texas	12,373	411,372,191
9. Horton Homes, Eatonton, Ga.	10,115	293,055,533
10. Fairmont Homes, Nappanee, Ind.	8,954	258,353,000
11. Southern Energy Homes, Addison, Ala.	8,891	244,700,000
12. Patriot Homes, Elkhart, Ind.	7,990	238,885,859
13. Liberty Homes, Goshen, Ind.	6,236	184,920,000
14. Cavco Industries, Phoenix, Ariz.	4,743	130,541,068
15. General Manufactured Housing, Waycross, Ga.	4,478	98,212,241
16. Homes of Merit, Bartow, Fla.	4,183	130,720,235
17. Pioneer Housing Systems, Fitzgerald, Ga.	3,941	70,115,069
18. Sunshine Homes, Red Bay, Ala.	2,646	66,700,000
19. Four Seasons Housing, Middlebury, Ind.	2,286	65,374,000
20. Holly Park, Middlebury, Ind.	2,100	50,000,000
21. Giles Industries of Tazewell, New Tazewell, Tenn.	1,719	47,653,970
22. Peach State Homes, Adel, Ga.	1,588	45,279,000
23. Wick Building Systems, Mazomanie, Wis.	1,493	59,424,587
24. Manufactured Housing Enterprises, Bryan, Ohio	1,290	35,602,375
25. Nobility Homes, Ocala, Fla.	1,262	29,000,000
Total	344,465	\$9,234,984,277



Buffett. That begs a key question. Why don't more people LOOK at the rearview mirror so they can learn more about the patterns that influence what's ahead? Note: depending on your browser or device, many images in this report can be clicked to expand. Click the image and follow the prompts. To return to this page, use your back key, escape or follow the prompts. [/caption]

Such data begs the question. How can someone who lived through those relative 'glory days' of the mid-to-late 1990s praise current MHI leadership with a straight faith and without having their proverbial fingers crossed behind their back?

[caption id="attachment_224650" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/even-a-blind-squirrel-unpacking-jim-ayotte-lifetime-achievement-acceptance-speech-manufactured-housing-institute-lessons-today-you-will-learn-about-americas-best-kept-housing-secret/>[/caption]

8) Even higher production levels were achieved in the early 1970s.

[caption id="attachment_223397" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/census-bureau-shipments-by-year-1959-2019-13-3-million-mobile-and-manufactured-homes-produced-population-trends-and-manufactured-housing-production-mhville-reality-check-fea/> [/caption]

OVERVIEW

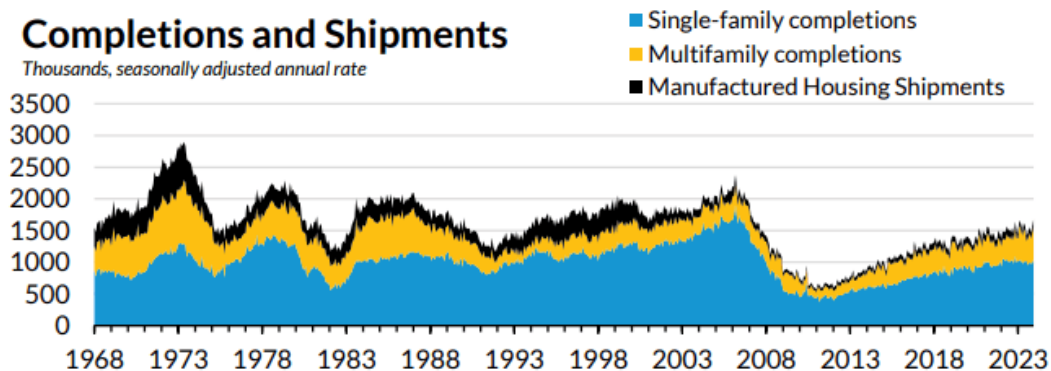
New Residential Production



New residential production, including single-family and multifamily completions as well as manufactured housing shipments, reached a seasonally adjusted annual rate of 1.67 million units in December 2023, 13 percent higher than its level in December 2022, 1.48 million units. Since reaching a low of 565 thousand units in January 2011, new production has risen by 196 percent. However, current production is still 23 percent lower than the peak March 2006 level of 2.38 million units. In December 2023, single-family completions are 45 percent lower than the March 2006 peak of 1.91 million units. Multifamily completions are 37 percent greater than their level in March 2006. Only 4.5 percent of multifamily units completed in 2023 Q3 were built-for-sale, down significantly from its 2007 Q2 peak of 43.9 percent. Amid higher interest rates, 69.2 percent of single-family completions were built for-sale in 2023 Q3, 7.0 percentage points lower than the share built for sale in 2022 Q3. The owner-occupied share of mobile homes fell from 2006 to 2014, but partially recovered in the ensuing years.

Completions and Shipments

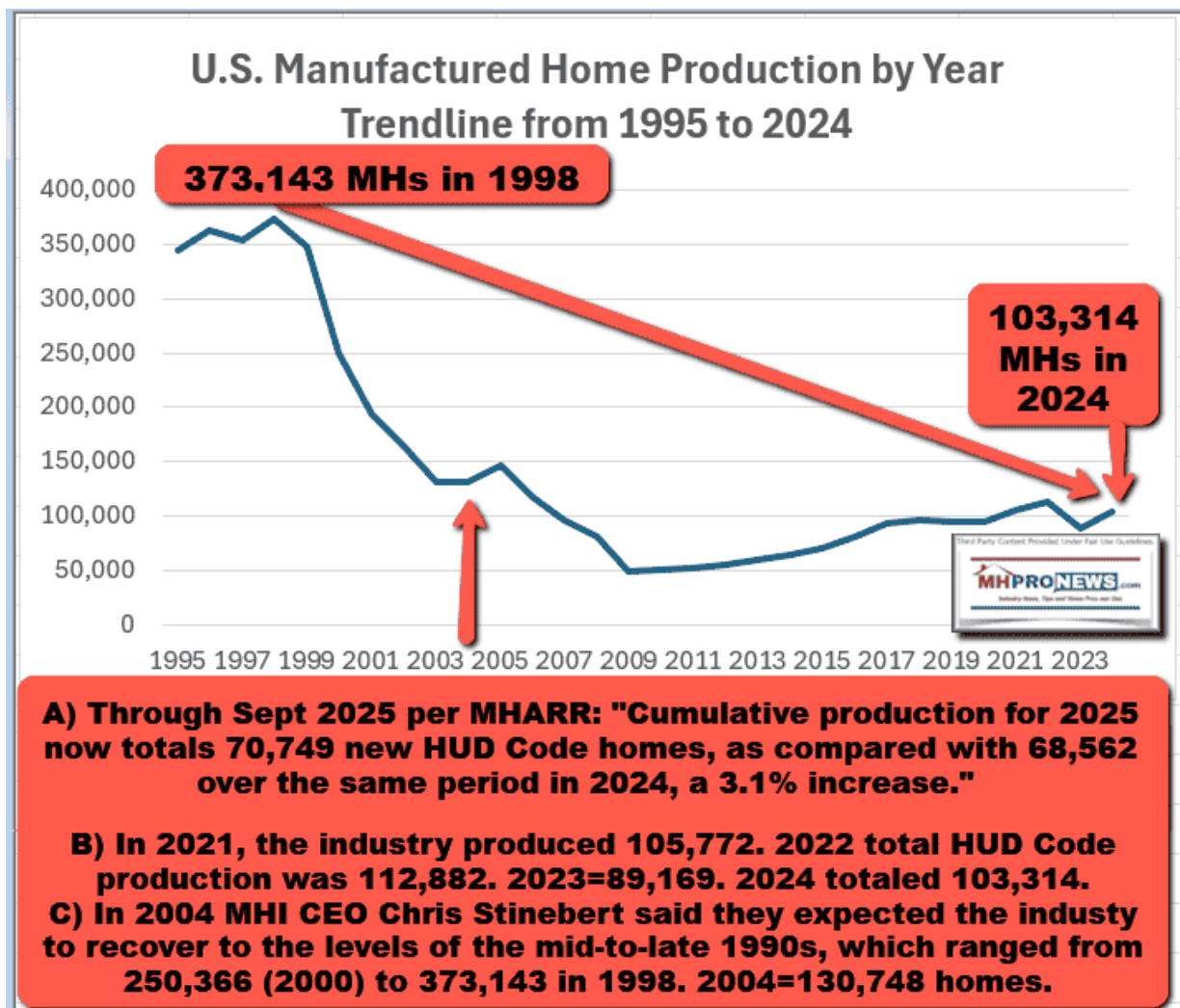
Thousands, seasonally adjusted annual rate



Source: Moody's Analytics, U.S. Census Bureau (BOC) and Urban Institute Calculations

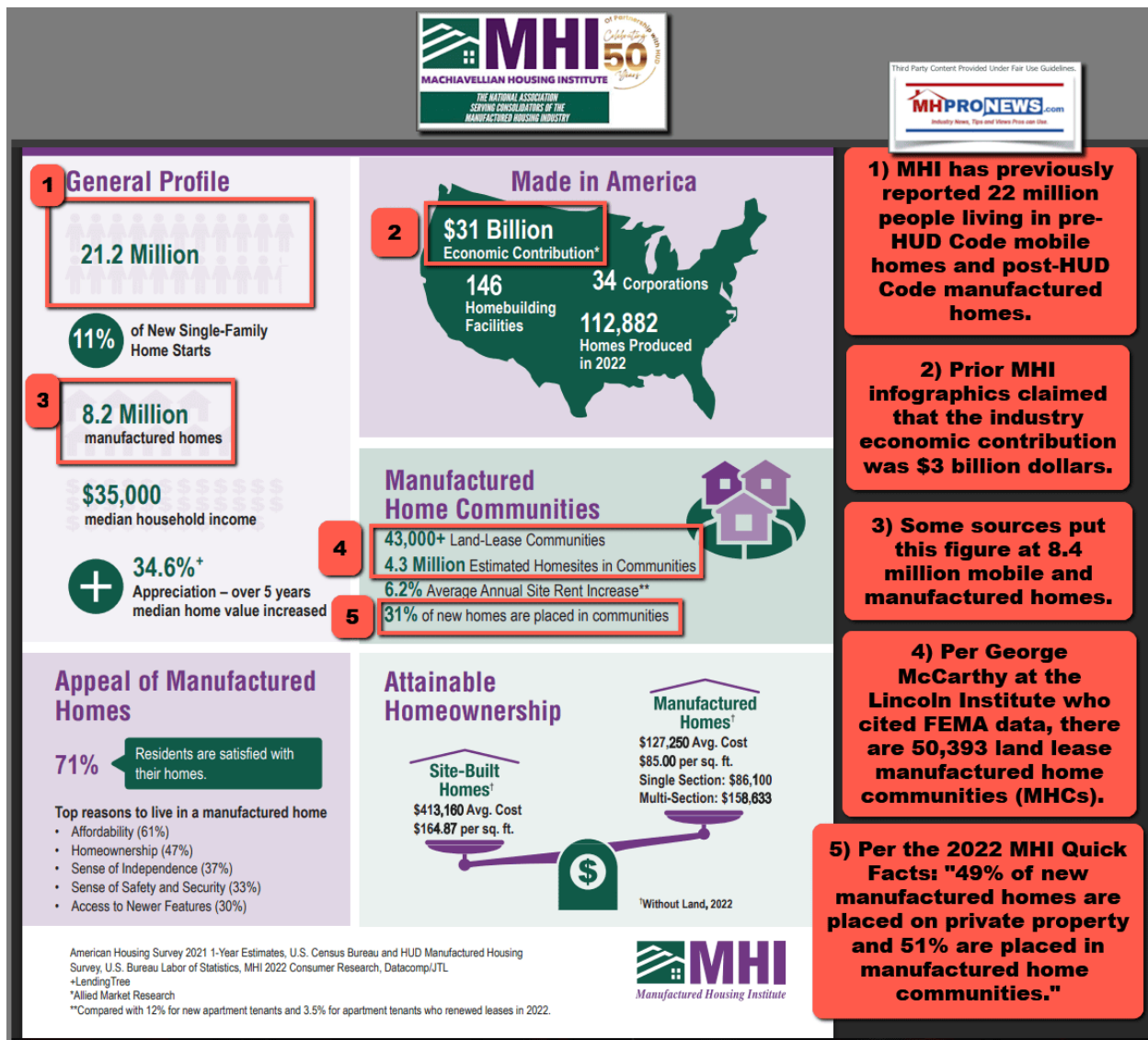
December 2023

9) Before pressing on with the KPI topic, MHPProNews notes that as was linked and [demonstrated above](#) and [here](#), Google (and perhaps something similar occurs with other search engines/AI overviews), it often uncritically cites MHI, [MHInsider](#), [MHVillage](#), [Datacomp](#) (the later there are owned by [Equity LifeStyle Properties \(ELS\)](#) and MHI currently [has ELS COO Patrick Waite as its chairman](#)). There is an apparent need for refinements in their algorithms when it comes to the [manufactured housing industry](#). Researchers and reporters often repeat the errors found in such AI overviews because the underlying source(s) are flawed.



10) MHI produces a periodic (often annual) document that claims to be a manufactured housing industry overview. As a comparison to this page's information and linked resources reflects, some of that information from MHI is not accurate.

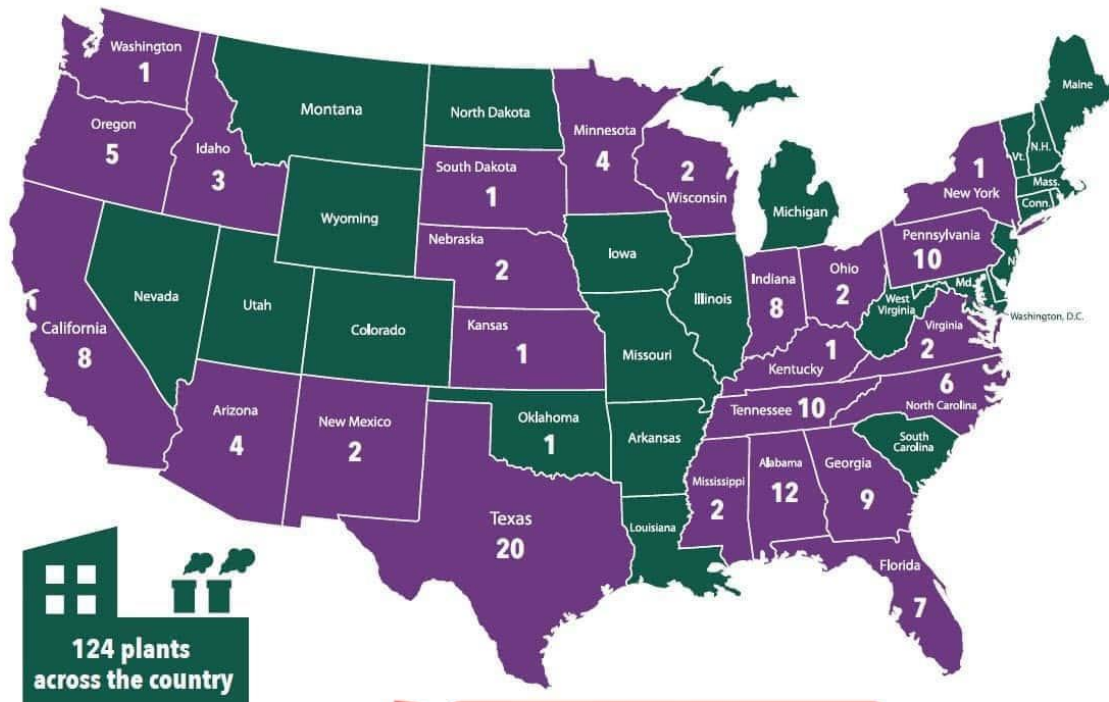
[caption id="attachment_224911" align="aligncenter" width="628"]



For evidence of some of the cited contradictions where MHI data contradicts MHI data, see this link here: <https://www.manufacturedhomepronews.com/wp-content/uploads/2023/04/2022-MHI-Quick-Facts-updated-05-2022-2-August2022updateMobileHomeManufacturedHomeMHProNewsFactCheckAnalysis.pdf> and here: <https://www.manufacturedhomepronews.com/wp-content/uploads/2023/04/2022-MHI-Quick-Facts-updated-05-2022-2-August2022updateMobileHomeManufacturedHomeMHProNewsFactCheckAnalysis.pdf> and Jason Boehlert's MHI presentation page 21 <https://www.manufacturedhomepronews.com/wp-content/uploads/2021/07/ViaSlideshared2manufacturedhousing-jasonboehlert-mhi-121214135140-phpapp02ManufacturedHomeProNewsFactCheckAnalysis.pdf>[/caption]

11) So, with such significant swings in MHI claimed 'data' - it often requires an expert in the manufactured housing industry in order to spot what is likely incorrect information being presented by MHI and/or an MHI affiliated firm or state association. To illustrate, compare the above with the below.

MANUFACTURED HOME PRODUCTION IN THE UNITED STATES: Plants by State



No production facilities in Alaska or Hawaii.

Source: Institute for Building Technology and Safety (May 2018)

Caution! Much of this information is out of date and/or was inaccurate even at the time it was published.



Manufactured Home Communities



Almost 40,000 land-lease communities

4.2 million estimated home sites

32% of new homes are placed in communities

Average annual site rent increase of 3%

MHI and MHI member brands in recent years has published information on this claim ranging from under 39,000 communities to some 50,000. Their own website is inconsistent on this 'data point.'

As MHI has raised this problematic infographic on their community count, they ironically have not changed the site count.

22 million

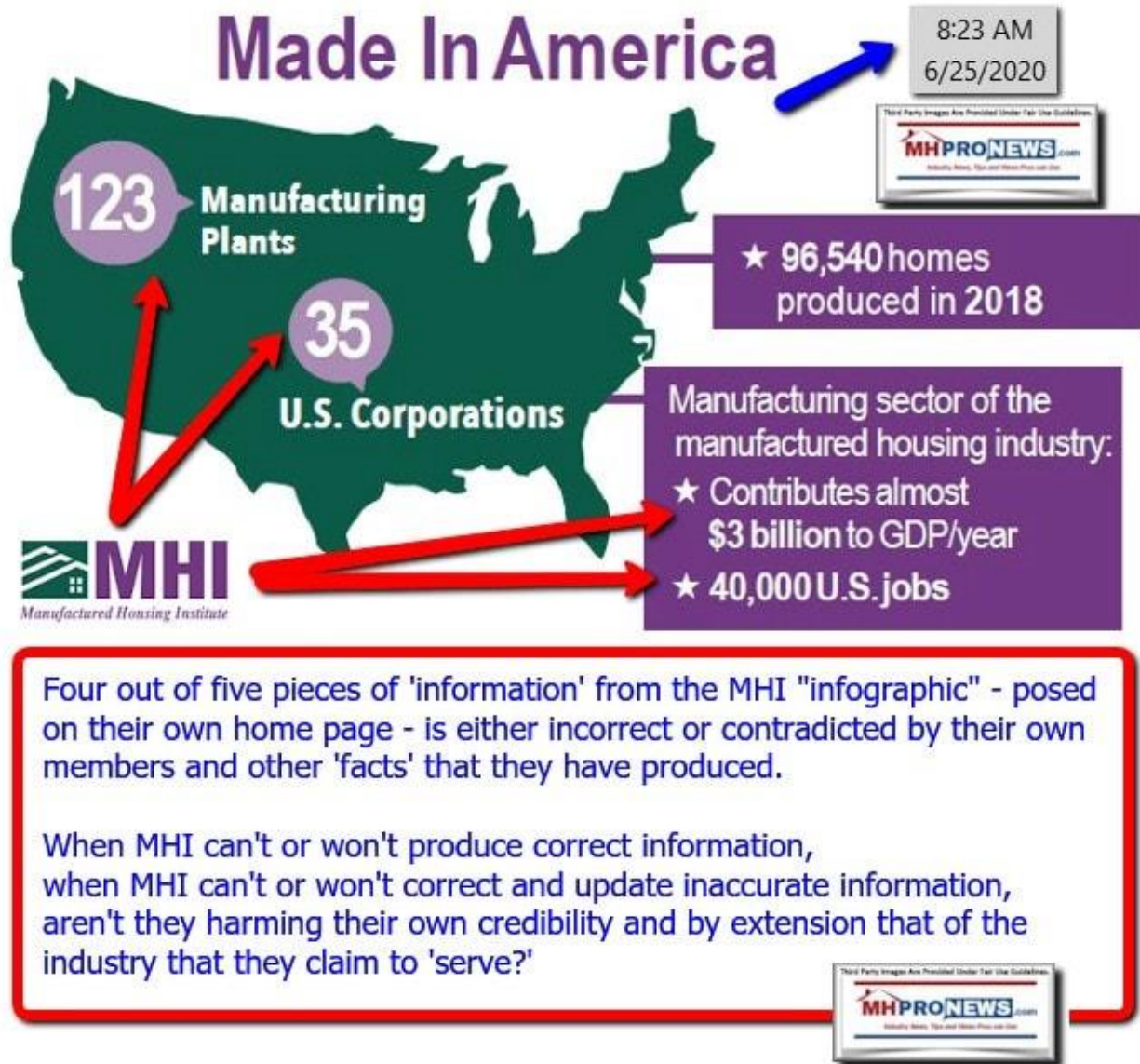
people live in
manufactured homes

Site fees or "lot rent" in some cases are jumping at a far higher rate than MHI claims. Some of their own member's research data indicates a faster rise in site fees than what they questionable report as 3 percent. Some of MHI's publicly traded firm's IR reports contradict this claim too. That noted, there are about 22 million living in pre-HUD Code mobile homes as well as post-HUD Code manufactured homes.

Uploaded on: December 5, 2020



Sadly, as this illustration fact-check reflects, there are many 'fact claims' made by MHI that do not stand up to close scrutiny. Several of their members have 'black hat' reputations. It is routinely better to buy or do business with an independent than several of their 'major' brands.



12) Per [MHI](#) member [Next Step](#):

According to the Manufactured Housing Institute (MHI), the production and installation of 100 HUD Code homes supports 75 full-time jobs across the manufacturing, transportation and retail sectors.

So, for example, that 40,000 jobs cited above by MHI is contradicted by their own datapoint above per Next Step, that 96,540 homes would have represented about 72,405 jobs ($100 \times .75 = \text{number of jobs in production-retail-installation}$).

13) Given that some [70 percent of the U.S., depending on the survey](#), believes that 'the system is rigged' it is not surprising to think of imprecise or self-contradictory points of manufactured housing data as being part of a '[rigged system](#).'

[caption id="attachment_224882" align="aligncenter" width="608"]

Affordable Housing, Manufactured Homes, and the Rigged System: What Every American Should Know

Why Hybrid Journalism Matters

Publications like MHPProNews and MHLivingNews have carved out a unique space by blending investigative reporting with expert plus, AI fact-checked analysis.

Defining the Basics

Affordable Housing

Housing is considered affordable when a household spends no more than 30 percent of its gross income on housing costs.

Defining the Basics

Manufactured Homes

Built to HUD Code, federally regulated

vs. Mobile Homes

Mobile Homes | Built before June 15, 1976

Site-Built Housing

Built to local building codes often based on IRC.

The Fastest Path Forward: Enforce and Expand

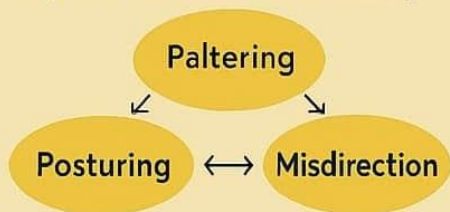
- Enforce existing laws: Antitrust statutes, RICO, Hobbs Act
- Implementing the Manufactured Housing Improvement Act of 2000: Especially its enhanced preemption provision
- Expand access to financing: DTS-FHA-VA-RD

A Resource for Truth-Seekers

- > Never Give Up the Con on MHPProNews
- > MHARR's policy briefs and analysts

The Role of Deception and Misdirection

Industry and special interests often use deceptive tactics to stymie manufactured housing.



A Resource for Truth-Seekers

MHPProNews and MHLivingNews offer a rare combination of investigative depth and factual rigor
– Per Copilot, Gemini, xAI's Grok.



Generated by
Copilot edits by
MHPProNews/
MHLivingNews.



in the above are by Copilot. Copilot offered to generate an infographic, MHLivingNews accepted, and the above was generated. Logos and the call out box were added by MHProNews. [/caption]

With those introductory or foundational thoughts in mind, let's pivot to the data points that reflect some of the industry's logic KPIs.

This MHVille [facts-evidence-analysis](#) (FEA) is well underway.



Part I

Institute for Building Technology & Safety

Shipments and Production Summary Report 9/01/2025 - 9/30/2025

Shipments

State	SW	MW	Total	Floors
Dest. Pending	17	15	32	47
Alabama	176	225	401	628
Alaska	0	0	0	0
Arizona	55	101	156	258
Arkansas	87	81	168	249
California	41	213	254	477
Colorado	22	39	61	100
Connecticut	11	4	15	19
Delaware	2	26	28	54
District of Columbia	0	0	0	0
Florida	193	381	574	961
Georgia	152	264	416	681
Hawaii	0	0	0	0
Idaho	10	41	51	95
Illinois	65	48	113	162
Indiana	79	55	134	190
Iowa	32	8	40	48
Kansas	16	13	29	42

Kentucky	142	237	379	616
Louisiana	255	153	408	561
Maine	41	53	94	147
Maryland	9	13	22	35
Massachusetts	7	5	12	17
Michigan	197	134	331	465
Minnesota	39	51	90	141
Mississippi	149	164	313	475
Missouri	69	72	141	215
Montana	19	25	44	69
Nebraska	6	4	10	14
Nevada	9	24	33	59
New Hampshire	18	19	37	56
New Jersey	7	15	22	37
New Mexico	71	103	174	281
New York	74	89	163	252
North Carolina	260	313	573	886
North Dakota	12	16	28	44
Ohio	108	88	196	284
Oklahoma	122	130	252	381
Oregon	28	92	120	219
Pennsylvania	94	80	174	253
Rhode Island	1	1	2	3

South Carolina	138	304	442	746
South Dakota	24	24	48	72
Tennessee	73	216	289	505
Texas	538	840	1,378	2,231
Utah	9	12	21	33
Vermont	7	15	22	37
Virginia	44	74	118	192
Washington	18	115	133	255
West Virginia	19	70	89	159
Wisconsin	47	31	78	109
Wyoming	17	1	18	19
Canada	0	0	0	0
Puerto Rico	0	0	0	0
Total	3,629	5,097	8,726	13,879

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 (*)	290	304	594	904

Alabama	611	805	1,416	2,227
*Alaska	0	0	0	0
Arizona	57	104	161	268
*Arkansas	0	0	0	0
California	39	196	235	440
*Colorado	0	0	0	0
*Connecticut	0	0	0	0
*Delaware	0	0	0	0
*District of Columbia	0	0	0	0
Florida	91	186	277	466
Georgia	173	386	559	949
*Hawaii	0	0	0	0
Idaho	39	75	114	196
*Illinois	0	0	0	0
Indiana	496	298	794	1,093
*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	47	73	120	193
*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	183	334	517	851
*North Dakota	0	0	0	0
*Ohio	0	0	0	0
*Oklahoma	0	0	0	0
Oregon	48	215	263	487
Pennsylvania	242	305	547	851
*Rhode Island	0	0	0	0
*South Carolina	0	0	0	0
*South Dakota	0	0	0	0
Tennessee	468	772	1,240	2,012
Texas	805	1,004	1,809	2,822
*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	40	40	80	120
*Wyoming	0	0	0	0
*Canada	0	0	0	0
*Puerto Rico	0	0	0	0
Total	3,629	5,097	8,726	13,879

(*) 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 II

Manufactured Housing Shipment Summary

2025 Report by State by Month : 2025

	June 2025				May 2025				April 2025			
State	Single- Section	Multi- Section	Total	Floors	Single- Section	Multi- Section	Total	Floors	Single- Section	Multi- Section	Total	Floors

Alabama	170	242	412	656	259	268	527	795	217	260	477	739
Alaska	0	1	1	2	7	2	9	11	0	1	1	2
Arizona	53	144	197	345	70	147	217	368	80	149	229	378
Arkansas	97	58	155	213	87	103	190	293	77	87	164	251
California	56	210	266	491	58	228	286	526	41	246	287	541
Colorado	44	39	83	122	55	43	98	141	56	48	104	152
Connecticut	15	6	21	27	5	5	10	15	5	6	11	17
Delaware	4	16	20	36	8	18	26	44	8	25	33	58
Dist. of Columbia	0	0	0	0	0	0	0	0	0	0	0	0
Florida	153	365	518	891	159	389	548	939	185	426	611	1,039
Georgia	127	302	429	731	151	274	425	701	130	300	430	730
Hawaii	0	0	0	0	0	0	0	0	0	0	0	0
Idaho	11	28	39	67	8	42	50	96	6	37	43	82
Illinois	47	47	94	141	39	33	72	105	63	35	98	133
Indiana	111	55	166	221	112	66	178	244	142	66	208	274
Iowa	44	11	55	66	45	9	54	63	38	10	48	58
Kansas	37	13	50	63	22	8	30	38	29	6	35	41
Kentucky	121	191	312	504	119	206	325	531	104	211	315	527
Louisiana	261	148	409	558	280	129	409	539	314	150	464	614
Maine	23	43	66	109	45	63	108	170	34	54	88	140
Maryland	7	15	22	37	7	3	10	13	7	2	9	11
Massachusetts	6	8	14	25	10	0	10	10	3	2	5	7

Michigan	235	126	361	487	211	164	375	539	216	174	390	564
Minnesota	49	43	92	135	37	37	74	111	44	48	92	140
Mississippi	143	169	312	481	144	153	297	450	231	169	400	571
Missouri	72	85	157	242	96	79	175	254	80	75	155	230
Montana	15	21	36	57	18	19	37	58	17	13	30	44
Nebraska	16	18	34	52	47	4	51	55	21	3	24	27
Nevada	15	28	43	73	8	29	37	66	16	46	62	109
New Hampshire	8	10	18	28	17	20	37	57	8	17	25	42
New Jersey	15	18	33	51	9	11	20	31	11	15	26	41
New Mexico	56	80	136	217	41	100	141	243	56	82	138	220
New York	99	86	185	272	69	81	150	232	68	80	148	228
North Carolina	206	331	537	867	223	330	553	883	243	368	611	979
North Dakota	14	13	27	40	24	21	45	66	10	14	24	38
Ohio	90	61	151	212	90	52	142	194	115	42	157	199
Oklahoma	109	119	228	347	100	120	220	340	93	118	211	329
Oregon	26	76	102	181	28	101	129	235	26	106	132	242
Pennsylvania	76	79	155	235	86	66	152	218	109	81	190	271
Rhode Island	0	1	1	2	0	0	0	0	1	0	1	1
South Carolina	155	275	430	705	190	322	512	835	172	306	478	788
South Dakota	17	13	30	43	26	20	46	66	12	16	28	44
Tennessee	102	208	310	518	88	258	346	604	84	241	325	567
Texas	619	889	1,508	2,402	654	936	1,590	2,533	673	977	1,650	2,638

Utah	5	27	32	60	3	19	22	42	8	13	21	35
Vermont	4	7	11	18	26	9	35	44	8	5	13	18
Virginia	41	79	120	199	47	89	136	225	50	75	125	201
Washington	23	128	151	283	16	121	137	265	13	111	124	245
West Virginia	30	62	92	154	15	78	93	171	32	63	95	158
Wisconsin	98	52	150	202	46	41	87	128	39	20	59	79
Wyoming	40	8	48	56	22	8	30	38	35	6	41	47
Dest. Pending *	6	6	12	18	18	12	30	42	15	4	19	23
Total **	3,771	5,060	8,831	13,942	3,945	5,336	9,281	14,667	4,045	5,409	9,454	14,911

* Destination Pending represents those units that have not been allocated to a specific state.

** Total figures may include shipments to Canada or Puerto Rico.

Source - Institute for Building Technology & Safety

Part III. More [Facts-Evidence-Analysis \(FEA\)](#) from sources as shown with more [MHProNews](#) MHVille [expert](#) commentary

In no particular order of importance are the following observations and insights.

1) Depending on the state in Part II, note that June production (summers tend to be busier than winters for production and sales) in many cases lower than January 2025. So, the data linked here for [September 2025](#) is not a one-off.

2) According to the **U.S. Census Bureau** and the **U.S. Department of Housing and Urban Development (HUD)**. [Gemini stressed that this data below DOES NOT include HUD Code manufactured homes](#), just single-family and multi-family housing permits and starts.

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

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

3) From information [linked here](#) and elsewhere on MHPProNews and [MHLivingNews](#) and [here](#) from official data sources as cited.

a)

Table 1

Year	New HUD Code Manufactured Home (MH) Production
1995	344,930
1996	363,345
1997	353,686
1998	373,143
1999	348,075
2000	250,366
Total	2,033,545

Average
production per
year from 1995-
2000 $2,033,545/6=338,924.166667$

b)

Table 2

Year	New HUD Code 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
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
Total	2,333,714

Average per
year $2,333,714/24 = 97,238.0833333$

[caption id="attachment_224595" align="aligncenter" width="600"]

THE ZONING NIGHTMARE THE REGULATORY MAZE
LOCKING OUT THE AMERICAN DREAM?

STOP!
RESTRICTED ZONING

EXCLUSIVE -

'MANUFACTURED HOUSING IMPROVEMENT ACT SAID A PURPOSE OF HUD REGULATION WAS TO FACILITATE MORE AFFORDABLE MANUFACTURED HOMES TO BOOST HOMEOWNERSHIP FOR ALL AMERICANS'

ROAD 2025 FEA

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<https://www.manufacturedhomepronews.com/exclusive-manufactured-housing-improvement-act-said-a-purpose-of-hud-regulation-was-to-facilitate-more-affordable->

[manufactured-homes-to-boost-homeownership-for-all-americans-road-2025-fea/\[/caption\]](#)

4) While the estimates for how many affordable (or other) housing units needed in the U.S. vary by source, the National Low Income Housing Coalition (NLIHC) is commonly cited and puts the need at some [7.1 million units in their 2025 GAP report](#).

5) The National Association of Builders cited in their 2025 Priced Out research that 74.9 percent of households could not afford a new conventional house.

[caption id="attachment_213273" align="aligncenter" width="600"]

Affordable Homeownership

Manufactured Homes:
• Appreciate – median value increased 39% compared with 33% for site-built homes.*

Manufactured Homes[†]
\$108,100 Avg. Cost
\$72.21 per sq. ft.
Single Section: \$72,600
Multi-Section: \$132,000

Site-Built Homes[†]
\$365,904 Avg. Cost
\$143.83 per sq. ft.
[†]Without Land

NAHB
National Association of Home Builders

MHARR
Manufactured Housing Association for Regulatory Reform
Preserving the American Dream of Home Ownership Through Regulatory Reform

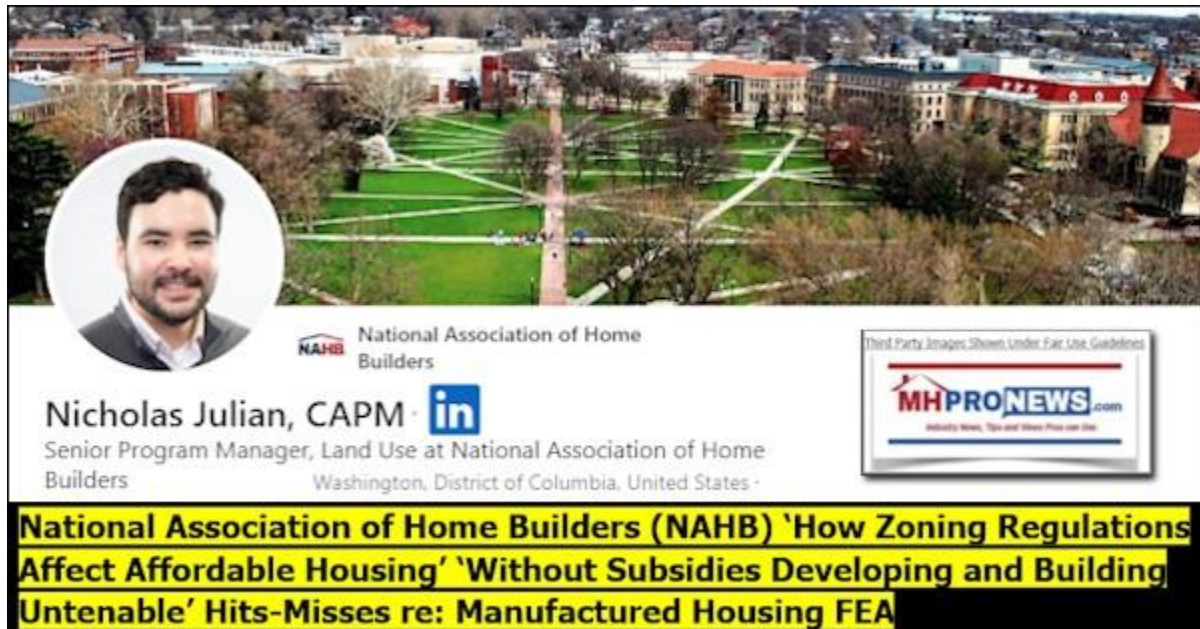
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NAHB PRICED OUT STUDY EXPOSED.
NEARLY 75% OF U.S. HOUSEHOLDS CANNOT AFFORD NEW MEDIAN-PRICED HOME IN 2025. WHAT ABOUT MANUFACTURED HOMES?
EYE-OPENING MHI-MHARR-MHVILLE FACTS-EVIDENCE-ANALYSIS (FEA)

<https://www.manufacturedhomepronews.com/nahb-priced-out-study-expose-nearly-75-of-u-s-households-cannot-afford-new-median-priced-home-in-2025-what-about-manufactured-homes-eye-opening-mhi-mharr-mhville-facts-evidence-analysis-fea/>
[/caption]

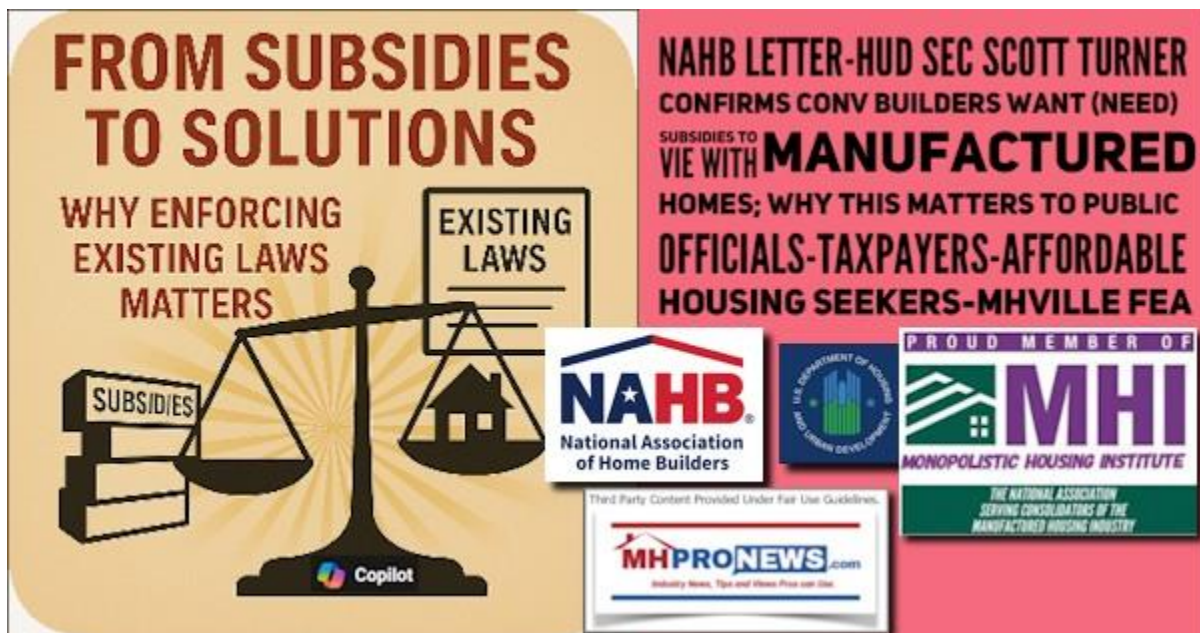
Additionally, the NAHB has admitted that they need subsidies in order to be 'as affordable' as they are.

[caption id="attachment_207736" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/national-association-of-home-builders-nahb-how-zoning-regulations-affect-affordable-housing-without-subsidies-developing-and-building-untenable-hits-misses-re-ma/>[/caption]

[caption id="attachment_216353" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/nahb-letter-hud-sec-scott-turner-confirms-conv-builders-want-need-subsidies-to-vie-with-manufactured-homes-why-this-matters-to-public-officials-taxpayers-affordable-housing-seekers-mhville-fea/>[/caption]

5) Here is the math from tables 1 & 2 in Part III #3 above.

a) **338,924.166667 - 97,238.0833333 = 241,686.083.**

b) What that means is that every year there is an **annual deficit** of **241,686 from the baseline average from 1995-2000**. Times 24 years the formula for the cumulative deficit is: **241,686 x 24 = 5,800,464.**

c) Additionally, [Bing's AI preview said that the population has grown 20.54 percent](#). So, if that 20.54 percent growth was applied to the cumulative deficit of 5.8 million units, here is that math: $5,800,464 \times 1.2054 = 6,991,879.31$.

Restated, that 6,991,879 adjusted for population growth deficit from the baseline of 1995-2000 is approaching the 7.1 million affordable housing units needed in the U.S.

d) Put differently, the most proven and fastest way to close the housing gap is through enforcing the laws that Congress already passed in 2000 and 2008 with the Manufactured Housing Improvement Act (MHIA, MHIA 2000, 2000 Reform Law, 2000 Reform Act) and its "[enhanced preemption](#)" provision or the enforcement of the [Duty to Serve \(DTS\) manufactured housing to make more competitive financing available](#).

6)

7)