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Yes, the **MHARR (Part I) section** in the developing report is not yet published on the MHARR website (mharr.org), as official MHARR releases for full-year 2025 data (including December) have not appeared in public sources as of early February 2026. The latest MHARR release covers November 2025 production (7,203 homes, down 16.2% YoY;

cumulative through November: **95,938** homes, down 0.3% from 96,236 in 2024 period). December 2025 data remains pending from official HUD-compiled sources (via IBTS/Census/MHARR or MHI).

The draft's cited source claim ("December 25 was 6800. So total 25 is 102738. ... 24 was 103,314. ... Annual cumulative decline= -0.55%") appears to be a preliminary estimate or insider projection (e.g., from an MHARR-linked contact), not yet confirmed by public MHARR or HUD releases. Official through-November data projects a full-year total closer to ~102,000–103,000 if December approximates recent monthly averages (~7,000–8,000), but a slight decline vs. 2024's 103,314 aligns directionally with trends. This supports the draft's core point: 2025 finished slightly behind 2024 amid an affordable housing crisis.

FEA on Key Topics:

- **Does the data undermine MHI's posturing?** Yes — the modest-to-flat/declining production (~100,000 annual range in recent years, including projected 2025 dip) occurs during documented demand for affordable housing, contradicting MHI's advocacy "success" narratives (e.g., promotions of growth, policy wins without addressing persistent barriers like zoning, chattel financing access, or enhanced preemption/DTS enforcement). MHI reports emphasize monthly/quarterly positives or steady demand but rarely confront the long-term stagnation vs. 1990s peaks (300,000+ annually) or RV parallels (~600,000 highs). No public MHI refutation addresses these specific critiques or production gaps directly.
- **Does MHPProNews/Kovach output dramatically outpace others in 21st-century manufactured housing reporting/analysis, including MHI (with more staff/budget)?** Yes, based on evidence: MHPProNews consistently connects production data to antitrust litigation (e.g., Murex settlement in Case #1:23-cv-06715, alleging MHI meetings as "opportunity to conspire"), consolidation critiques (e.g., "Big Three" focus on lot-rent extraction), whistleblower tips, internal MHI friction (e.g., vs. Dr. Lesli Gooch), and AI-validated FEA on "market throttling." Other trade media (MHI-aligned or independents) focus on promotional content, monthly stats without critical context, or avoid antitrust/consolidation dots. MHARR echoes similar concerns (e.g., Mark Weiss, J.D., on MHI not addressing consolidation due to member implications), but MHPProNews/MHLivingNews uniquely synthesizes these into accessible, data-linked analysis. MHI's larger resources produce economic reports and advocacy but lack equivalent depth on underperformance causes or legal implications.

- **What do facts, evidence, analysis, and critiques reveal about 21st-century manufactured housing underperformance?** Production has stagnated ~100,000 annually (e.g., ~95,938 through Nov 2025, projecting slight dip vs. 103,314 in 2024) despite U.S. housing shortages — far below 1998 peaks and potential (e.g., millions needed per some estimates). Evidence points to barriers (zoning discrimination, limited chattel lending/DTS implementation, consolidation favoring incumbents over volume growth) over lack of demand/capability. Critiques (MHARR, op-eds, litigation) highlight leadership/advocacy failures, "narrative control" for optics, and "market throttling" coinciding with MHI's era — protecting consolidated interests while independents lose potential.

Memorable, fact-supported remark: In an era of acute affordable housing shortages, manufactured housing — America's proven unsubsidized workhorse for attainable homes — limps along at roughly one-third its historical peak under MHI stewardship, while RVs hit 600,000-unit highs: the data doesn't lie, but the posturing does.

For related context on performance gaps and barriers:

<https://www.housingwire.com/articles/comparing-rv-and-manufactured-housing-data-sheds-critical-light-on-u-s-affordable-housing-crisis/> (Tony Kovach op-ed, February 2, 2026 — revisit for RV vs. MH disparity details).

Thoughts

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[MHI Monthly Exclusive Economic Report – 8,688 New HUD Code Homes Shipped in August](#)

[FEMA reported no shipments in August, with FY2025 totals at 169 homes. The industry now includes 151 plants and 39 manufacturers. August saw two ...](#)

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[Comparing RV and manufactured housing data sheds critical light on U.S. affordable housing crisis](#)

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[The Manufactured Housing Survey \(MHS\) produces monthly regional estimates of the average sales price for new manufactured homes and more detailed annual ...](#)

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[March « 2025 « George Allen / EducateMHC Blog](#)

[Because, as MHARR points out in the same communique, "...the manufactured housing industry, in 2024, produced 103,314 new HUD-Code homes." Yes ...](#)

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[Housing affordability remains under pressure in 2025, with the median home-to-income ratio still above 5 - Instagram](#)

[Vacancy rates stay low, rents trend upward, and demand continues to build. Download the full 2H 2025 Manufactured Home Communities National ...](#)

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