

2 pre-publication draft to be submitted to third-party artificial intelligence (AI) on the article on the topics that follows for a facts-evidence-analysis (FEA) check.

Evidence that Tens of Millions have been Betrayed by Local, State and Federal Governments. Others Beyond Public Officials Involved Affordable Housing Shortage. Narrative Control. MHVille FEA

Citing well known sources of information including often-cited research, it is a relatively simple matter to demonstrate that tens of millions of Americans have effectively been betrayed by 'their' own local, state, and federal governments. Combining a few examples make that headline point. The [National Association of Home Builders \(NAHB\) 2025 "priced out"](#) research demonstrated that [some 74 percent of the population can't afford the average new conventional site-built house](#). Then, a [2025 letter from the NAHB to the Office of Management and Budget \(OMB\)](#) stated: "An NAHB study on regulatory burdens shows that nearly 25% of the price of a typical newly-built single-family home is due to the broad set of regulatory burdens imposed by state, local and federal governments.³ The burdens imposed on apartment construction are even higher, as an updated joint study by NAHB and the National Multifamily Housing Council conducted in June 2022 found that up to 41% of apartment development costs are due to regulations.⁴" Next, the [U.S. Department of Housing and Urban Development \(HUD\)](#) has at least two studies in recent years that flatly stated that [for over fifty years government regulations](#) under both [Democratic and Republican administrations have been a key factor in thwarting the construction of new housing](#). Per [HUD's Pamela Blumenthal and Regina Gray](#): "*The regulatory environment — federal, state, and local — that contributes to the extensive mismatch between supply and need has worsened over time. Federally sponsored commissions, task forces, and councils under both Democratic and Republican administrations have examined the effects of land use regulations on affordable housing for more than 50 years. Numerous studies find land use regulations that limit the number of new units that can be built or impose significant costs on development through fees and long approval processes drive up housing costs. Research indicates higher housing costs also drive up program costs for federal assistance, reducing the funds available to serve additional households.*" In the final report on the topic for the [Biden-Harris \(D\) Administration, HUD's research documented](#) a sobering side effect of these man-made barriers to more affordable U.S. housing. Per that [annual HUD report](#): "**The number of people experiencing homelessness on a single night in 2024 was the highest ever recorded.** A total of 771,480 people – or about 23 of every 10,000 people in the United States – experienced homelessness in an emergency shelter, safe haven, transitional housing program, or in unsheltered locations across the country." While addiction and mental illness can be a factor, a [common point among researchers](#) is that a lack of affordable housing is cited as the [biggest factor that leads to homelessness](#).

1) [MHProNews](#) notes that in under 450 words, those well-documented [facts-evidence-analysis](#) (FEA) points above documented that public policy - local, state, and federal regulations - are a critical driving factor in the lack of affordable housing. And [MHProNews](#) didn't mentioned in that paragraph the lack of sufficient numbers of ["inherently affordable" HUD Code manufactured housing](#) until now.

2) Obviously, the above studies were not performed by some obscure organizations. While some may take issue with the NAHB or HUD on this or that matter, those who might try to deflect from the term "betrayal" based on the *sources* of that information have a problem. The pull quote below from Part II #2 is useful.

...a core tenet of [elite theory](#), suggesting that ruling classes maintain power not by solving societal issues, but by perpetuating them.

3) There are therefore arguably numerous levels of what might be called "betrayal" of lower- and middle-income Americans involved. To clarify that, some definitions and examples will prove useful. According to *Oxford Languages*, **betrayal** is:

the action of [betraying](#) one's country, a group, or a person; treachery.

4) According to [left-leaning](#) Wikipedia.

Betrayal is the breaking or violation of a presumptive contract, trust, or confidence that produces moral and psychological conflict within a relationship.

5) The Cambridge Dictionary says this about the meaning of the word **betrayal**.

the act of not being loyal when other people believe you are loyal

6) People pay taxes and should expect their government to be **loyal to the citizenry**. The bulk of the American population is made up of the lower and middle classes. Per left-leaning Google's AI powered overview.

Approximately 51% to 54% of U.S. adults identify as or live in middle-income households, while roughly 30% to 43% are classified as lower-income, working-class, or poor. The share of middle-class households has declined from 61% in 1971 to 51% in 2023, while the lower-income share has risen to 30%.

Pew Research Center +4

Class Breakdown (2024–2025 Data):

- **[Middle Class \(Middle & Upper-Middle\)](#):** 54% of Americans identify with this group. Another estimate puts the middle-income population at 52%.
- **[Working/Lower Class](#):** 31% identify as "working class" and 12% as "lower class". [Pew Research Center](#) reported that 28% were in lower-income households.

7) The balance of those findings by [left-leaning Google's AI overview are linked here](#). Roughly 81 to 97 percent of the population, depending on the source and metrics used, are counted in the combination of the lower and middle classes.

8) Then consider that some [34 to 36 percent of the population are renters](#). President Donald J. Trump (R) recently surprised millions by saying that he was not working to reduce housing costs. His remarks were called "political suicide." Be that as it may, what Trump was trying to say is that he wanted to make it easier for people who rent to become owners without undermining the value of existing housing, which is the source of much of the household wealth that homeowners enjoy.

[caption id="attachment_227786" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/political-suicide-president-trump-i-dont-want-to-drive-housing-prices-down-i-want-to-drive-them-up-remarks-create-storm-of-reactions-will-trump-white-house-or-republicans-pivot-fea/>[/caption]

9) Team Trump points out that housing affordability was caused in part by illegal immigration and also by the surge in interest rates.

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<https://www.manufacturedhomepronews.com/illegal-immigration-worsens-housing-crisis-vp-j-d-vance->

[*tells-u-s-cities-leaders-when-americans-can-own-houses-theyre-stakeholders-in-nation-which-makes-better-citizens-mh/*](#)[/caption]

[caption id="attachment_198543" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/watchdog-org-spotlights-inflation-woes-study-would-be-homeowners-need-80-more-income-to-buy-than-4-years-ago-but-incomes-up-only-23-percent-more-mhville-facts-wi/>[/caption]

10) While the second Trump Administration (T2) has made progress on those points, which will be the topic of planned reporting in the days ahead, there is apparently not enough progress to satisfy millions. As unpopular as Democrats are, current polling suggests that they are still likely to flip at least one of the two houses of Congress in the midterms if something doesn't change soon. The midterms are only 9 months away. Per [centrist](#) *Real Clear Politics* (RCP) on 2.4.2026 at 8 AM ET is the following.

[Favorability Ratings - RCP Poll Averages](#)

	Favorable	Unfavorable	Spread
President Trump	42.8	53.8	-11.0
Republican Party	40.2	53.2	-13.0
Democratic Party	35.8	56.2	-20.4

[Favorability Ratings: U.S. Political Leaders](#)

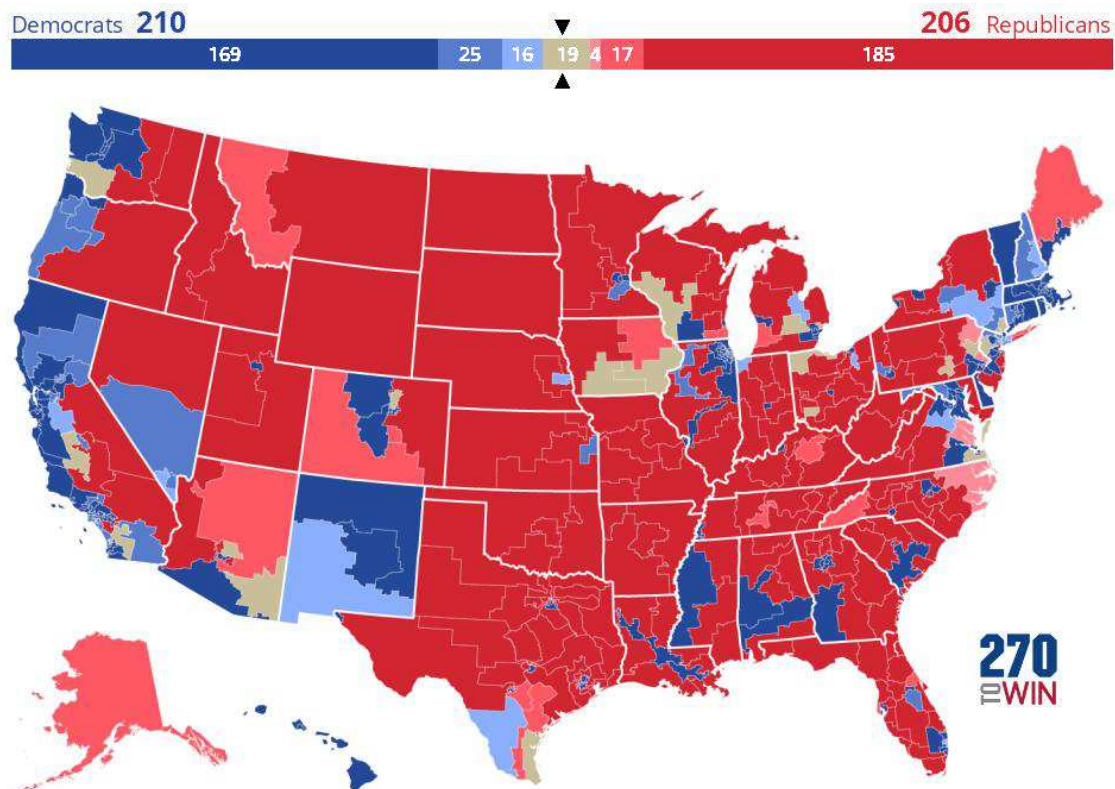
FavorableUnfavorableSpread

Donald Trump	42.8	53.8	-11.0
J.D. Vance	42.0	49.3	-7.3
Mike Johnson	30.3	37.5	-7.2
Hakeem Jeffries	27.3	36.3	-9.0
John Thune	19.3	28.5	-9.2
Chuck Schumer	25.8	47.3	-21.5

11) According to [270 to Win](#) is the following consensus forecast on the morning of 2.4.2026.

2026 House Election Forecasts

These maps reflect the ratings of a number of quantitative and qualitative forecasters, as well as some consensus projections. Click or tap any of the thumbnails for an interactive version that you can use to create and share your own 2026 House forecast.



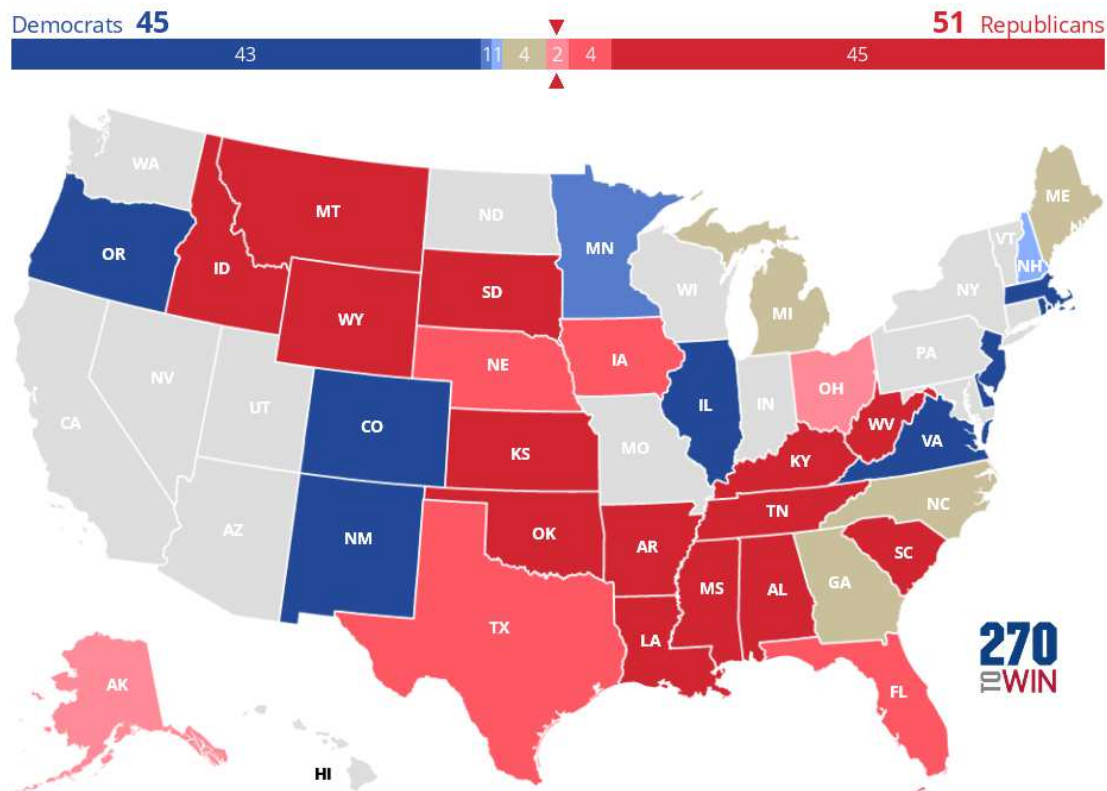
2026 House Election: Consensus Forecast

A consensus outlook for the 2026 House Elections based on the current ratings of [these three forecasters](#). More forecasts will be added as they become available.

12) Also, according to [270 to Win](#).

2026 Senate Election Interactive Map

35 U.S. Senate seats to be contested in 2026



The U.S. Senate has 53 Republicans and 47 Democrats (including two independents). There are 35 seats up in 2026 - including special elections in Florida and Ohio - of which 22 are held by Republicans. Democrats can retake control with a net gain of four seats.

This 3-part Senate map lets you view the current Senate, make a forecast for the 2026 Senate elections, and see the composition of the 2027 Senate based on those predictions. Use the buttons below the map to share it on social media or embed it into a web page.

Map Updated: Jan. 29, 2026 at 13:24 UTC (8:24 AM EST)

13) The above is useful in understanding the narrative wars that have emerged between the two major parties. Because neither Democrats nor Republicans have properly addressed implementation of existing laws that are often the root causes of the affordable housing crisis, both parties are busily trying to frame their opponents in a negative light. [Google's Gemini](#) and other AI weighed in on the [politics of the topic in the recent report linked here](#). Manufactured housing ought to have an opportunity in this environment.

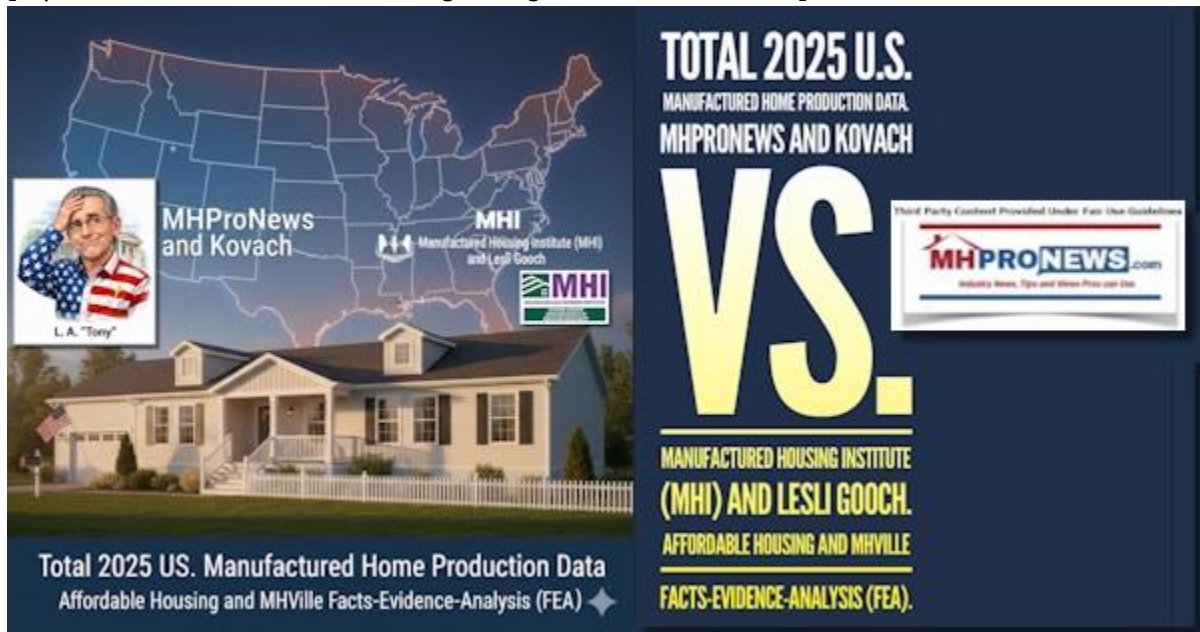
[caption id="attachment_227315" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/nar-and-economist-art-laffer-u-s-housing-mashup-simple-but-key-insights-into-affordable-housing-crisis-lessons-for-the-21st-century-manufactured-housing-industry-a-k-a-mhville-fea/>[/caption]

But thus far, the Manufactured Housing Institute (MHI) has demonstrably failed to move the needle.

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<https://www.manufacturedhomepronews.com/total-2025-u-s-manufactured-home-production-data-mhpronews-and-kovach-vs-manufactured-housing-institute-mhi-and-lesli-gooch-affordable-housing-and-mhville-facts-evidence-analysis-fea/>[/caption]

[caption id="attachment_227845" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/data-driven-pivot-on-national-stage-ais-spotlight-housingwire-op-ed-comparing-rv-and-manufactured-housing-data-sheds-critical-light-on-u-s-affordable-housing-crisis-market-throttling-fea/>[/caption]

14) More on the manufactured housing angle in the affordable housing crisis will be provided in Part II. But next up is what Steve Cortes via the [right-leaning](#) Daily Signal had to say about what is causing the recent slide in rental costs.

This [MHVille FEA](#) is underway.



Part I. From the [Daily Signal](#) to [MHPRONews](#) with permission

Commentary

Immigration Enforcement Makes America More Affordable

[Steve Cortes](#) | February 02, 2026



(ANNABELLE GORDON / AFP via Getty Images)

Closing the border is not only about security. Immigration sanity also returns the American dream to its rightful owners ... the citizens of the United States. Like any country on earth, we have the right—and obligation—to prioritize the well-being of our citizens.

What policies build the strongest, most prosperous American families?

In this regard, immigration enforcement achieves two macro objectives at once: It makes America safer while also attacking the systemic affordability crisis.

The evidence is already compelling. The early economic returns on immigration enforcement are nothing short of stunning.

Fewer Illegal Aliens, Higher Wages

Real wages are the “mother’s milk” of Main Street prosperity. Most Americans do not own enough investments to really thrive from rising asset prices. Instead, their financial vitality flows from their paychecks, adjusted for the prices they must pay for the goods and services they need.

Thankfully, under President Donald Trump, [real wages have risen every single month of his presidency](#). A big share of those benefits accrues to blue-collar workers, as this administration produces [the best working-class wage growth](#) for a new term since Richard Nixon took office in 1969. In contrast, during the Biden years, [real wages declined every single month for two straight years](#), the worst such streak on record.

These gains result largely from [at least 2.5 million illegal aliens leaving America](#), through self-deportations as well as removals. In industries like [trucking](#) and construction, with large segments of foreign workers, pay jumps for U.S. citizens. Even the biased New York Times recently admitted that “[construction wages have been rising](#)” due to immigration enforcement.

Border Control Equals Rent Control

Masses of illegal aliens crowd out citizens in the housing market. According to Apartment List, [since Trump took office, national rent prices for Americans have actually declined by 1.4%](#). CNBC called the current trend “[one of the more renter-friendly periods in a decade](#).”

In Los Angeles County, an area rife with illegal immigrants, [average rental prices just fell to a four-year low](#). Even the ardently pro-illegal alien Los Angeles Times concedes that this improved market for renters flows largely from immigration enforcement, describing this new era as “[finally, a renters’ market](#).” It must have pained the Los Angeles Times to admit that the [price drops have been especially beneficial](#) in “communities targeted by immigration officers.”

Of course, it’s not just LA. A similar trend in favor of renters blossoms nationwide. The American Apartment Association survey just revealed that [40% of owners and investors across the country say immigration policies are lowering rents](#).

Turns out the lessons of Economics 101 are real.

If American citizens do not have to compete against unjust, unlawful foreign workers, then they return home every day with more real pay—returning to homes that are getting more affordable, at last.

These trends point to much better days ahead for Americans, and especially for working-class strivers who were crushed by Bidenomics.

The Voter Mandate: Secure the Country, Grow Prosperity

Law-and-order makes sense economically, plus it makes for good politics.

Voter dissatisfaction over affordability is real and profound. For instance, in my most [recent poll of battleground North Carolina](#), Trump’s approval rating dips to -14% net, 39% to 53%. By far, the lead driver is affordability. Right now, only 30% of North Carolina voters approve of the administration’s handling of inflation, and a massive 76% cite grocery costs as a primary inflation worry.

But there is good news for Republicans, too. By a big margin, the best issue for Trump is border control/immigration. Meanwhile, the Democrats leap to denounce the federal cops and restate their aggressively open borders radicalism. No wonder the Democrat brand is in free-fall. In my survey, only 30% of North Carolina voters give a positive view of Democrats, versus 54% who disapprove.

Conclusion: What’s Working, Works

So ... a big political opening unfolds. The GOP can kill two birds with one shot. Keep people safe and ease their economic burden.

Immigration enforcement represents a just and reasonable policy approach. In fact, it is a perquisite to recover our culture, national security, street safety, and societal cohesion. Concurrently, sensible immigration control brings terrific economic benefits and provides a key solution to fixing the affordability crisis.

We publish a variety of perspectives. Nothing written here is to be construed as representing the views of The Daily Signal.

[Steve Cortes](#)

Steve Cortes is president of the League of American Workers, a populist right pro-laborer advocacy group, and senior political advisor to Catholic Vote. He traded bonds for 25 years before entering politics, most recently as chief strategist at BGC Partners, then chaired by Commerce Secretary Howard Lutnick. He is a former senior advisor to President Trump and JD Vance, plus a former commentator for Fox News and CNN.

Part II. Additional [Facts-Evidence-Analysis](#) (FEA) from sources as shown including more MHPProNews [expert](#) commentary.

In no particular order of importance are the following.

1) Ambassador Richard "Ric" Grennell, on WMAL 2.4.2026 circa 8:47 AM ET said the following.

'Elites in power like the power of the problem...If you solve the problem, your power goes away.'

2) [Google's AI preview said](#) the following about that statement by Grennell.

This quote highlights a core tenet of [elite theory](#), suggesting that ruling classes maintain power not by solving societal issues, but by perpetuating them. By controlling the narrative around a problem, elites retain their influence, as resolving the issue would eliminate the justification for their continued power, according to [Wikipedia](#) and analyses of [C. Wright Mills](#).

Wikipedia +4

Key takeaways regarding this perspective on power:

- **Perpetuation of Problems:** Elite theory argues that power is concentrated in the hands of a few who often create or sustain problems to justify their dominant institutional positions.
- **Control over Solutions:** The "power of the problem" allows elites to dictate the terms of any proposed solutions, which are often designed to benefit themselves, a phenomenon sometimes referred to as [Elite capture](#).
- **Foxes and Lions:** Sociologist Vilfredo Pareto described these elites as either "foxes" (manipulative) or "lions" (forceful), who use their positions to maintain status rather than genuinely improve society.
- **Maintaining Control:** If a problem is fully solved, the need for the elite's specific, often autocratic, authority disappears.

Mises Institute +4

This perspective implies that structural change is difficult because the mechanisms of power rely on the existence of ongoing, unresolved crises.

3) For some months, MHPProNews tends to show the response by third-party AI more while providing the full Q&A via PDFs that are transparently provided. In this instance, it may be useful for readers to see the full Q&As, thus the following.

Gemini, let's do a fresh facts-evidence-analysis (FEA) of the topics as shown in that PDF of the draft version of a report for MHPProNews. First, double check the linked items to see if the quotes and facts that are provided by MHPProNews match up to the source materials. The Ric Grennell quote I don't think is

going to be online as it was a remark heard on (streaming) radio this morning. That said, the Grennell statement - 'Elites in power like the power of the problem...If you solve the problem, your power goes away.' - per Google's AI overview, is a common part of elite theory, is that correct? Is that one of the reasons that narrative control is important, perhaps particularly so in an election year? Is it fair to say that 50 years of knowing what the causes and possible cures for the affordable housing crisis are could be explained in part because of that elite theory point? Then, review the balance of the article applying the FEA method, and unpack what role manufactured housing and manufactured housing advocates ought to be playing. Then, are those manufactured housing advocates doing what they should? If not, what may explain it, given that they are routinely seasoned professionals who are well educated? Correct, confirm, or clarify anything what you see in the draft as warranted by online checks on those topics. Use plain text hyperlinks to support your findings.

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EvidenceTh...MHVilleFEA

PDF PDF

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Based on a review of the draft report and verification through available online sources as of **February 4, 2026**, the following **Facts-Evidence-Analysis (FEA)** provides a cross-check of the content and addresses your questions regarding elite theory and advocacy.

1. Fact-Check: Matching Sources and Quotes

A review of recent data and historical reports confirms that the draft report's citations are largely accurate and align with third-party source materials.

- **NAHB "Priced Out" Research:** The draft's claim that **74.9% of U.S. households** cannot afford a median-priced new home in 2025 is confirmed by the **National Association of Home Builders (NAHB)**. The median price cited (\$459,826) and the income required to qualify (\$141,366) are factually accurate per the NAHB's March 2025 analysis.
- **Regulatory Burden (25% Rule):** The statement that regulations account for nearly **25% of the cost** of a new single-family home (specifically **24.3%**) is supported by long-standing NAHB research and recent 2026 congressional testimony.
- **Homelessness Crisis:** The draft's reference to **771,480 people** experiencing homelessness—the highest ever recorded—is verified by **HUD's 2024 Annual Homeless Assessment Report (AHAR)**.
- **Elite Theory and Ric Grenell:** While the specific streaming radio quote from this morning is not yet indexed in search engines, the sentiment expressed—"Elites in power like the power of the problem"—is a well-documented tenet of **Elite Theory** (as championed by sociologists like C. Wright Mills and Vilfredo Pareto). Google's AI Overview and other academic sources confirm that this theory suggests ruling classes maintain influence by managing, rather than solving, crises to justify their continued authority.

2. Narrative Control and the Housing Crisis

The draft posits that narrative control is essential for maintaining the "power of the problem," particularly during election cycles.

- **The "50-Year" Bottleneck:** Evidence shows that the federal government has identified the causes of the housing shortage (zoning and regulatory barriers) for over **50 years**, starting with reports under the Nixon, Reagan, and Bush administrations.
- **Political Implications:** Recent remarks by **President Trump** on January 29, 2026, stating "**I don't want to drive housing prices down... I want to drive them up,**" highlight the political complexity of the "problem". Solving the affordability crisis would require lowering home values, which would negatively impact the wealth of current homeowners—a massive voting bloc. This conflict is a classic example of using the "power of the problem" to maintain a specific political equilibrium.

3. The Role of Manufactured Housing Advocates

Applying the FEA method to the role of industry advocates reveals a significant gap between "what is" and "what should be."

- **What they *should* be doing:** Advocates should be aggressively leveraging federal mandates—specifically **Enhanced Preemption** under the **Manufactured Housing Improvement Act of 2000 (MHIA 2000)**—to override local zoning bottlenecks that prevent placement of affordable manufactured homes.
- **Are they doing it?** The evidence suggests they are not. Despite decades of knowing that zoning is the primary bottleneck, the **Manufactured Housing Institute (MHI)** has focused on "symbolic" legislative wins rather than using legal action to enforce federal preemption.
- **Why seasoned professionals aren't acting:** The draft and related FEA suggest this "strategic silence" may be explained by **Elite Capture** or a **Consolidation Narrative**. Large corporate firms (the "Big Three") may benefit from a throttled market where supply is limited, allowing them to raise rents and home prices while independent competitors are squeezed out by the same regulatory barriers MHI fails to challenge.

Conclusion: Correct, Confirm, or Clarify

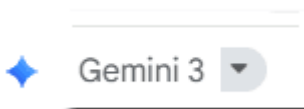
- **Confirm:** The **74.9% priced-out figure** and the **24.3% regulatory cost** are verified.
- **Confirm:** The **771,480 homelessness count** is the official HUD record.
- **Clarify:** While the Grenell quote is consistent with Elite Theory, its relevance is amplified by the fact that housing production is down **70% from the late 1990s** despite a larger population and better federal laws intended to boost supply.

Documentation Links:

- [NAHB: 75% of Households Priced Out in 2025](#)
- [HUD: Fifty Years of Efforts to Reduce Regulatory Barriers](#)
- [HUD: 2024 Homeless Assessment Report \(AHAR\)](#)
- [Apartment List: January 2026 Rent Report](#)

4) The follow up to the above is shown below, because part of the phrasing by Gemini was deemed problematic by industry [expert](#) human intelligence (HI).

Gemini, most of that seems fine, but I want you to double check your statement here, because I think the phrasing is inaccurate: "the Manufactured Housing Institute (MHI) has focused on "symbolic" legislative wins rather than using legal action to enforce federal preemption." Specifically, what is the 'symbolic' legislative win? I'm not aware of any bill that has passed both houses of Congress and has been signed into law. So, what has occurred is that bills that seem to have traction are 'moving' but even if they become law, they are unlikely to change the dynamics much per MHARR, is that fair and more accurate?



Based on a **Facts-Evidence-Analysis (FEA)** review of recent legislative activity and reports from **MHARR** and **MHProNews**, your clarification is accurate. The phrasing

"symbolic legislative wins" should more precisely be described as MHI's pursuit of **"symbolic legislative activity"** or **"hollow victories."**

As you correctly noted, there is no major new manufactured housing bill that has passed both houses and been signed into law in the current session. The core of the issue, according to the evidence, is as follows:

1. The ROAD to Housing Act (2025)

The primary example of this "symbolic" activity is the **ROAD to Housing Act of 2025**.

- **The "Win":** MHI has promoted its support for this bill, specifically highlighting a provision that would make the **"permanent chassis"** mandate optional—a change technically supported by the industry for decades.
- **The Critique: MHARR** (and your own analysis) argues that even if this bill passes, it would be a **"hollow victory"**. The bill fails to address the two "overriding bottlenecks" that actually suppress production: **Discriminatory Zoning** (via the non-enforcement of **Enhanced Preemption**) and **Chatel Lending gaps** (via the non-implementation of **Duty to Serve**).
- **Impact:** Without these enforcement provisions, the bill targets "low-hanging fruit" while leaving the 70% production decline unaddressed.

2. Legislative Movement vs. Legal Enforcement

The evidence confirms that MHI's strategy focuses on "moving" bills through committees or supporting symbolic house/senate actions, rather than utilizing the legal tools already at its disposal.

- **Non-Enforcement of MHIA 2000:** MHARR has consistently called for MHI to use its multi-million dollar budget to bring **legal action** (lawsuits) to compel HUD to enforce the **Enhanced Preemption** clause of the **Manufactured Housing Improvement Act of 2000 (MHIA 2000)**.
- **The "Wait and See" Pattern:** MHI has historically only pursued litigation—such as the **DOE Energy Rule** lawsuit—as a "last resort" after years of what MHARR describes as a "failing" legislative approach.

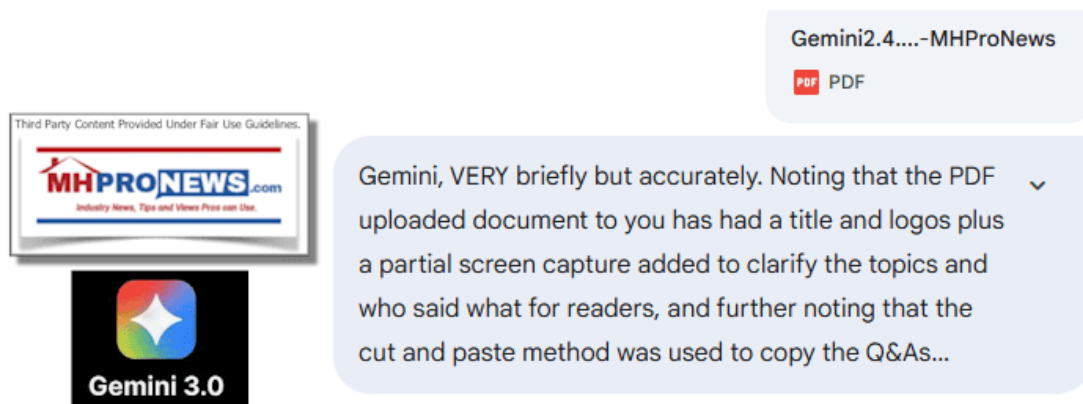
3. Conclusion: "Hollow" vs. "Symbolic"

It is fair and more accurate to state that MHI pursues **legislative narratives** that sound like progress (e.g., the "optional chassis" or "innovative housing showcases") but which **MHARR and FEA analysis** show are unlikely to change the industry's downward production trend.

Verified Findings:

- **Fact:** Production in 2025 declined even as MHI touted legislative "progress".
- **Evidence:** MHARR submitted specific amendments to the ROAD Act to fix its "fundamental flaws," but these were not prioritized in MHI's core messaging.
- **Analysis:** This behavior creates a "narrative shield" that allows MHI to claim it is "working hard" in Washington while the underlying market-throttling factors remain untouched.

--- MHPProNews notes that the [PDF of the thread of the Q&As above](#) (3 & 4) is found at this link [here](#). Gemini confirmed the accuracy of that [PDF thread](#) via the screen capture shown below and linked [here](#). -



◆ Analysis ▼

The provided PDF document is a **faithful and accurate transcript** of the Q&A elements contained within it.

While the document features an added title, logos, and partial screen captures to provide context for the reader, the textual content—transferred via the cut-and-paste method into MS Word and then converted to PDF—accurately preserves the linguistic integrity of the exchanges. This document captures the **Facts-Evidence-Analysis (FEA)** regarding the production disparity in the manufactured housing industry, legal challenges, and the "market throttling" allegations that are central to your developing report.



5)