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Gemini, time for a fresh facts-evidence-analysis (FEA) check of the developing report that has been uploaded to you. Note that major publications on both the left (WaPo) and the right (New York Post) were provided with evidence-based op-eds in conformity with their respective op-ed policies. While media is under no obligation to accept an unsolicited op-ed, on such an important topic as housing affordability – arguably the single most costly item for many if not most households in the U.S. – and given that the source (Kovach) is documented to be an expert on these topics, shouldn't there be an interest in providing that information to their respective readers if they are interested in giving a full spectrum of insight on a widely misunderstood subject like housing? Were there any factual errors in the items provided in either Kovach op-ed? Were sources and evidence properly cited and linked? Did each provide a reasonably focused picture that might have influenced some of the public and thus the emerging affordable housing 'solutions' discussion? Is it fair to say that each major party has members who to various degrees have failed to deliver on their claimed beliefs, as the developing article outlines and links to supporting evidence? Given current technologies and clearly proven evidence of performance over the course of decades, is there any other new construction technology currently in use that could better provide the needed millions of

units to fill the gap? If HUD Code manufactured housing laws were properly implemented and/or strengthened as MHARR has suggested, is it fair to say that based on the laws of economics, as rental housing would open up because renters are becoming manufactured homeowners, that vacancies would tend to bring rental costs down somewhat? Meaning, isn't there a ripple effect that could be good for affordable housing seekers, be their preference to continue to rent or to become manufactured home owners if they were allowed to do so by overcoming local zoning barriers? Isn't a kind of posturing for the sake of optics at work by members of both major parties, as well as organizations like MHI? Correct, confirm, or clarify as warranted by known evidence. Use plain text hyperlinks to support your FEA findings.



Based on a facts-evidence-analysis (FEA) of the provided developing report and historical industry data, here is the breakdown of your findings and the specific questions raised:

Media Interests and the Kovach Op-Eds

The report argues that major media outlets, by not publishing expert op-eds like those from L.A. "Tony" Kovach, may be exercising their "power to ignore". While publishers are not legally obligated to print unsolicited material, the report highlights a significant gap: media often "ignore the point that without millions of more HUD Code manufactured homes, the affordable housing crisis can't be solved".

- **Factual Accuracy:** The op-eds provided for the *New York Post* and *Washington Post* rely on documented data from the U.S. Census Bureau, the National Association of Home Builders (NAHB), and the National Low Income Housing Coalition (NLIHC).
- **Citations:** Sources are cited throughout the draft, including references to HUD researchers, specific Congressional hearings (2011, 2012, 2023), and existing laws like the **Manufactured Housing Improvement Act (MHIA) of 2000**.

- **Focus and Influence:** The op-eds present a focused argument that the current bipartisan housing bills (such as the **21st Century ROAD to Housing Act**) fail because they do not address the "root issue of local zoning" or enforce "enhanced preemption".

Political Posturing and Failed Delivery

The FEA supports the claim that members of both major parties have failed to deliver on affordable housing promises despite having the legal tools to do so.

- **Democrats:** The report notes that despite claims of supporting minority homeownership, Democratic leadership has often ignored pleas from Black, Hispanic, and Asian-Pacific caucuses to enforce existing affordable housing rules.
- **Republicans:** While calling for "reduced red tape," many GOP members have supported bipartisan bills that do not include the specific amendments needed to override local zoning barriers.
- **Executive Action:** The report asks why neither President Biden nor President Trump (during their respective terms) used executive orders to enforce the **Duty to Serve (DTS)** or federal preemption—laws they both previously supported or acknowledged.

Economic Ripple Effects and Technology

Your analysis of the economic "ripple effect" aligns with standard supply-and-demand principles:

- **Rental Relief:** If barriers to manufactured homeownership are removed, it follows that current renters would transition into homeownership. This increase in vacancies in the rental market would, by the laws of economics, put downward pressure on rental costs.
- **Competitive Technology:** The report highlights that manufactured housing remains the only proven, high-volume technology capable of closing the "4 to 8+ million unit gap" without massive new subsidies. It points out that while 3D printing and modular homes are discussed, manufactured housing is already built to a federal code and is significantly more cost-effective—averaging approximately **\$74 per square foot** compared to **\$144 for site-built homes**.

The "Iron Triangle" and MHI

The report concludes that a "kind of posturing for the sake of optics" is at work, involving an **"Iron Triangle"** of political interests, bureaucratic inertia, and the **Manufactured Housing**

Institute (MHI). MHI is criticized for supporting bills that "leave major bottlenecks untouched," which reportedly favors industry consolidation by larger firms over independent growth.

FEA Summary Link Support:

- [Manufactured Housing Association for Regulatory Reform \(MHARR\)](#)
- [21st Century ROAD to Housing Act Analysis](#)
- [HUD Code vs. Site-Built Cost Comparison](#)

- **Sources**

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- PrePubAlchkWillCongressFixAdvancingHousingLegislationToAllowActualDeliveryOnAffordabilityPromisesShadowsOfLibertyInHousingCrisisMediasPowerToIgnoreAndIronTriangleFEA.pdf
- 1) Award-winning former CNN reporter turned award-winning nationally syndicated WMAL satirical pundit Chris Plante says that one of the greatest powers of the mainstream media is the media's power to ignore.

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- This facts-evidence-analysis (FEA) MHPProNews report will take a look at two specific examples of how op-eds submitted to the right-leaning New York Post (see Part I) and left-leaning Washington Post (see Part II) were not accepted for publication, but which could have exposed readers on those platforms to information those outlets are arguably not covering properly.

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- In fairness, publishers are under no obligation to publish an unsolicited op-ed.

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- While a significant topic, that ignores the point that without millions of more HUD Code manufactured homes, the affordable housing crisis can't be solved.

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- HUD only occasionally acted. MH VS. Conv \ \$74 PSF* \ \$144 PSF* U.S. OFFICIAL SUS CENSUS BUREAU SIZE COMPARISONS OF NEW MANUFACTURED HOMES TO NEW SINGLE-FAMILY SITE-BUILT HOMES - 2022 Data "MOST NEVER TO HAVE CONSIDERED WHAT A HOUSE IS, AND ARE ACTUALLY THOUGH NEEDLESSLY POOR ALL BECAUSE THEY THINK THAT HAVE SUCH A ONE AS THEIR NEIGHBORS HAVE."

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- In that press release, Flood said: "Whether it's manufactured homes, modular homes, or homes constructed using 3-D printing-we need to explore all the options out there that can get housing built that is affordable to more Americans."

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- ...from: L. A. Tony Kovach <latonyk@gmail.com> to: Oped <oped@washpost.com> date: Feb 23, 2026, 2:55 PM subject: Trump and Congress are Failing Affordable Housing Seekers-Evidence & Surprising Solution (Original Op-ed)
<https://www.washingtonpost.com/opinions/2022/op-ed-writing-guide-washington-post-examples/> Trump and Congress are Failing Affordable Housing Seekers-Evidence & Surprising Solution By L. A. "Tony" Kovach The National Low Income Housing Coalition (NLIHC) 2025 GAP report "reveals a national shortage of 7.1 million homes affordable and available for extremely low-income renters." The National Association of Home Builders

(NAHB) in their 2025 "Priced Out" report stated: "Housing affordability remains a critical issue, with...

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- Congress held hearings in 2011, 2012, and 2023 where the issue of HUD's authority known as "enhanced preemption" over local zoning was raised.

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- 2) While there is an understandable desire for jurisdictions to make sure that housing is safe, and has sufficient utilities, streets, storm drainage, or other infrastructure needed to support residential dwellings - which would imply to some the desire for state and/or local regulations - the advantage of HUD Code manufactured housing is that units are inspected in plant and then they are inspected again for their installation under provisions of the Manufactured Housing Improvement Act of 2000 (MHIA, 2000 Reform Law, 2000 Reform Act).

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- 3) Both the House and Senate bills specifically fail to address the root issue of local zoning.

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- MHARR has repeatedly with HUD Secretaries from both major parties a faxed letter in 2003 by lawmakers to then HUD Secretary Mel Martinez that said that HUD has "enhanced preemption" authority only rarely invoked against local zoning barriers.

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- He added, "Manufactured housing is, by definition, built to a HUD code-and as a result manufactured housing issues go directly through this committee's jurisdiction." Subcommittee Chairman Flood and Ranking Democrat Emanuel Cleaver, along with Chair French Hill (AR-R) and Ranking Member Maxine Waters (CA-D) have touted bipartisan efforts which when examined fail to sufficiently deliver on the stated goal of building more new inherently affordable housing. Yet, the Manufactured Housing Institute (MHI) is on record supporting both the House and Senate bills. On the national level, the Manufactured Housing Association for Regulatory Reform (MHARR) stands alone in supporting the...

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- MH MH MHVille Defined Pro MANUFACTURED HOUSING despite artificial barriers, internal consolidation-concentration industry self-limits.

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- ...[caption id="attachment_228515" align="aligncenter" width="600"]
<https://www.manufacturedhomepronews.com/clayton-champion-cavco-manufactured-housing-institute-joint-reveal-wtas-what-they-are-saying-see-politicos-corp-interest-groups-praise-for-house-passed-housing-for-the-21st-century-act-fea/>[/caption] [caption id="attachment_229221" align="aligncenter" width="699"]
<https://www.manufacturedhomepronews.com/21st-century-road-to-housing-act-open-betrayal-of-manufactured-housing-independents-and-consumers-by-manufactured-housing-institute-senate-bill-leave-major-bottlenecks-untouched-f/> [/caption][caption id="attachment_229193" align="aligncenter" width="600"]
<https://www.manufacturedhomepronews.com/icymi-sen-tim-scott-highlights-th...>

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- Democrats, for example, supposedly want to create more opportunities for minorities.

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- While Democrats held the White House and Congress, they ignored the pleas of the Black, Hispanic, and Asian-Pacific caucuses, as MHLivingNews previously reported.

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- ...[caption id="attachment_201431" align="aligncenter" width="600"]
<https://www.manufacturedhomelivingnews.com/democratic-black-hispanic-asian-pacific-caucus-leaders-pr-effort-to-get-biden-harris-to-keep-promises-to-minorities-on-affordable-housing-rule-how-affordable-manufactured-homes-fit-art-of-possible/>[/caption] Meanwhile, Republicans supposedly want to see free enterprise do as much as possible to solve the housing crisis, thus the calls for removing 'red tape.'...

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- But if so, after Rep. Flood made it clear that it was not subsidies but inherently affordable housing that was needed, why is the GOP going along with a bipartisan bill that will fail to accomplish its stated goal of providing more affordable housing (see reports linked above for details)?

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- If so, why isn't President Trump signing an executive order (EO) to make the MHARR amendments effective now, since they are already federal law? For that matter, why didn't Joe Biden (D), while he occupied the White House, sign an EO to enforce laws that he himself voted for while he was in the U.S. Senate?

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- The problems are known. The solution is simple. Stop paltering or posturing and start enforcing existing laws.