

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

'Combating a Patchwork of State AI Rules' - Why is Congress Favoring Federal Preemption for AI but Effectively Opposing Preemption on Zoning Laws-Regulations in Pending Housing Bills? FEA

"Sen. Marsha Blackburn released a draft framework for a national rulebook on artificial intelligence to codify President Donald Trump's executive order," wrote White House Correspondent Elizabeth Troutman Mitchell for [The Daily Signal](#) (see Part I, below). President Donald J. Trump (R) asked Senator Blackburn (TN-R) to introduce a framework to establish a national standard on artificial intelligence. Restated, the artificial intelligence (AI) profession is eyeing federal preemption from state or local regulations. Meanwhile, as the new [L. A. "Tony" Kovach](#) op-ed on the solution to the housing crisis pointed out that there are some [33,000 localities](#) that exercise some level of authority over housing construction, including (rightly or wrongly) manufactured housing despite the enactment of the [Manufactured Housing Improvement Act of 2000](#) (a.k.a.: MHIA, MHIA 2000, 2000 Reform Law, 2000 Reform Act). Which begs the headline question. Why is AI industry proactively seeking the relatively simplicity of federal preemption while the Manufactured Housing Institute (MHI) is apparently trying to toss the industry under the proverbial legislative bus by allowing bills to advance without the benefit of the Manufactured Housing Association for Regulatory Reform (MHARR) [amendments](#)? As a teaser for an article planned for later this week, MHI has for whatever reason ignored in their 'news' pages a significant development in manufactured housing. This is MHI's fair warning...a report is coming. That segue noted, the headline topic will be explored through the lens of [facts-evidence-analysis](#) (FEA) for potential insights into the realities operating in the manufactured housing industry.

1) Because while far most costly pending conventional real estate sales are reported by the National Association of Realtors (NAR) to be up modestly, far more affordable HUD Code manufactured home sales have slipped sharply.

[caption id="attachment_229432" align="center" width="600"]

WND EXCLUSIVE

L.A. 'Tony' Kovach:
1 simple legislative fix needed to solve America's housing crisis

'21st Century ROAD to Housing Act' will fail without this obvious remedy

Newsroom: NATIONAL ASSOCIATION OF REALTORS®
NAR Pending Home Sales Report Shows Increase in Feb

WND: '1 Simple Legislative Fix Needed to Solve America's Housing Crisis. 21st Century ROAD to Housing Act' Will Fail Without This Obvious Remedy.'

NAR HOME SALES REPORT SHOWS FEB INCREASE-FEA

MHPRONEWS

<https://www.manufacturedhomepronews.com/wnd-1-simple-legislative-fix-needed-to-solve-americas-housing-crisis-21st-century-road-to-housing-act-will-fail-without-this-obvious-remedy-nar-home-sales-report-shows-feb-inc/>

[caption id="attachment_229118" align="center" width="600"]

DECLINING MANUFACTURED HOUSING INDUSTRY PRODUCTION TREND CONTINUES IN 2026

KEY FACTS - MHARR REPORT

-16.4% DECREASE

8,878 homes (JANUARY 2025)
7,417 homes (JANUARY 2026)

TREND CONTINUES DOWN

HUD Code production down in Jan 2026

- 7,417 new homes produced
- Compared to 8,878 new homes in Jan 2025
- Significant decline identified per MHARR statistics

FOR IMMEDIATE RELEASE. STATISTICS SOURCE: MHARR. DATA BASED ON OFFICIAL HUD-CODE REPORTS.

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

<https://manufacturedhousingassociationregulatoryreform.org/declining-manufactured-housing-industry-production-trend-continues-in-2026/>

2) While the AI profession is busily charting organic growth, it seems that numbers of key corporate and association officials involved in the Manufactured Housing Institute (MHI) seem to be managing and fostering the industry's production *decline* through [consolidation](#).

[caption id="attachment_229417" align="aligncenter" width="438"]



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MHPRONEWS
Manufactured Housing News

<https://www.wnd.com/2026/03/1-simple-legislative-fix-needed-solve-americas-housing/>

[/caption][caption id="attachment_229378" align="aligncenter" width="600"]

Compare Cavco Industries CEO Bill Boor Remarks to CNBC vs. CVCO IR Pitch. Closer Look at Manufactured Housing Institute (MHI) Letter of Support Housing for the 21st Century Act. MHville FEA

HUD must strengthen preemption enforcement... HUD must respond promptly and definitively whenever localities violate "enhanced preemption"

MHI Letter of Support

- Chassis removal
- HUD Capacity
- Preemptor Duty to State

Expanding Capacity

Utilization Fell to 70%

CVCO \$713 \$713 \$713 \$600 \$496 Mar 2018

Organic Growth

180-Degree Flip

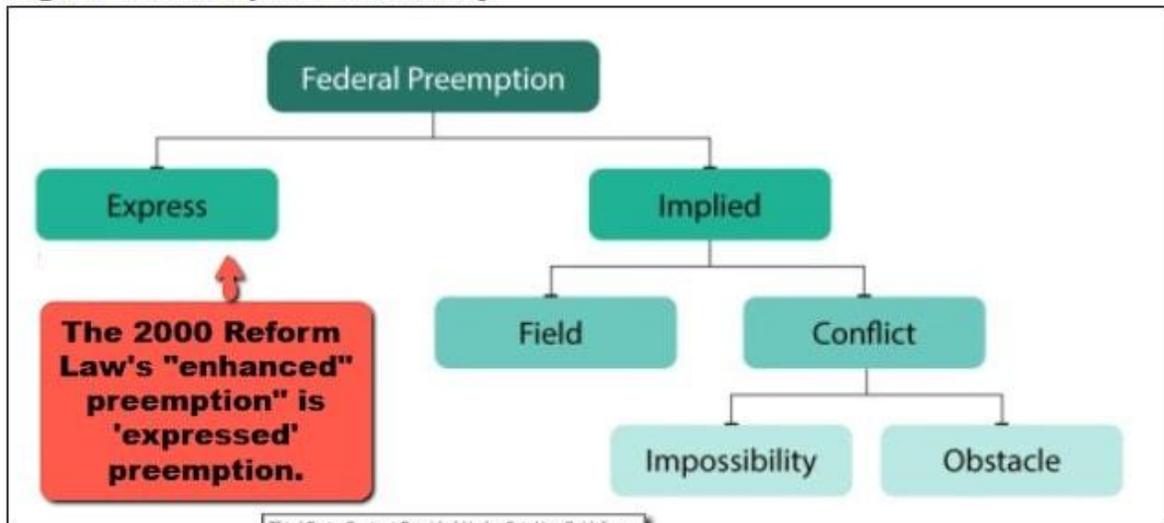
Capacity Claims vs. Reality - Preemption Silence

FEA MHI 2000

CLOSER LOOK AT MANUFACTURED HOUSING INSTITUTE (MHI) LETTER OF SUPPORT 21ST CENTURY ROAD TO HOUSING ACT. MHVILLE FEA

<https://www.manufacturedhomepronews.com/compare-cavco-industries-ceo-bill-boor-remarks-to-cnbc-vs-cvco-ir-pitch-closer-look-at-manufactured-housing-institute-mhi-letter-of-support-21st-century-road-to-housing-act-mhville-fea/>[caption][caption id="attachment_214104" align="aligncenter" width="678"]

Figure 1. Preemption Taxonomy



Source: CRS.



<https://www.manufacturedhomepronews.com/congressional-research-service-on-federal-preemption-legal-key-can-unlock-far-more-mh-sales-expert-views-insights-into->

[manufactured-housing-improvement-act-enhanced-preemption-importance-fea/](#)

[/caption]

3) Those pesky facts. According to Vocabulary.com: "Pesky facts" refers to small, annoying, or inconvenient truths that interfere with a desired narrative, plan, or belief.

[caption id="attachment_205006" align="aligncenter" width="610"]

John Adams



Facts are stubborn things; and whatever may be our wishes, our inclinations, or the dictates of our passions, they cannot alter the state of facts and evidence: nor is the law less stable than the fact.

MHPRONews.com
Industry News, Tips and Views Pros can Use

AZ QUOTES



Mark Weiss
Mark Weiss

"Facts are stubborn things." —

Mark Weiss, J.D.,
President, CEO of the MHARR



<https://www.manufacturedhomepronews.com/facts-are-stubborn-things-whatever-our-wishes-inclinations-or-passions-they-cannot-alter-state-of-facts-and-evidence-john-adams-true-lies-evergreen-and-sunday-weekly-mhville-hea/>[caption]

This [MHProNews MHVIlle facts-evidence-analysis](#) is underway.

[caption id="attachment_218964" align="center" width="648"]

FEA
FACTS-EVIDENCE-ANALYSIS

“Analytical journalism is the highest style of journalism.” - Diana Dutsyk

... the personal courage of the journalist is important, he should not be afraid to go against the bosses, should not call white black. He [the analytical journalist] cannot distort the truth.

FACTS EVIDENCE ANALYSIS

Copilot

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"Analytical journalism is the highest style of journalism." Diana Dutsyk. "...the personal courage of the journalist is important, he should not be afraid to go against the bosses, should not call white black. He [the analytical journalist] cannot distort the truth."[/caption]

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

News

Blackburn Releases Framework for AI Rulebook

[Elizabeth Troutman Mitchell](#) | March 18, 2026

Sen. Marsha Blackburn released a draft framework for a national rulebook on artificial intelligence to codify President Donald Trump’s executive order.

The Republican senator from Tennessee previously told The Daily Signal that Trump asked her to introduce the framework to establish a national standard on artificial intelligence.

When asked by The Daily Signal if the White House supported the framework, a White House spokesperson said, “We continue to have productive conversations with legislators as we work with Congress towards delivering national AI legislation, as directed in the president’s Executive Order.”

Blackburn’s framework aims to protect the four “C’s”: children, creators, conservatives, and communities.

“Instead of pushing AI amnesty, President Trump rightfully called on Congress to pass federal standards and protections to solve the patchwork of state laws that has hindered AI innovation,” Blackburn said.

“Now, Congress must answer his call to establish one federal rulebook for AI to protect children, creators, conservatives, and communities across the country and ensure America triumphs over foreign adversaries in the global race for AI dominance.”

The bill incorporates bipartisan legislation introduced by Blackburn and other senators, the Kids Online Safety Act and the NO FAKES Act. Vice President JD Vance endorsed the Kids Online Safety Act last month.

We can unleash innovation and protect Americans from harm online at the same time. Thank you, [@VP](#) Vance, for calling attention to the need to pass the Kids Online Safety Act.

There is a reason this bill has 75 Senate co-sponsors and the support of nearly 90% of American voters! pic.twitter.com/DARBauj0sn

— Sen. Marsha Blackburn (@MarshaBlackburn) [February 17, 2026](#)

The bill would place “a duty of care on AI developers in the design, development, and operation of AI platforms to prevent and mitigate foreseeable harm to users.”

It requires online platforms, including social media platforms, to protect minors against content and features contributing to eating disorders, suicide, depressive disorders, physical violence, sexual exploitation, and more.

The bill also establishes requirements for companies providing AI chatbot and companion services to protect kids.

Blackburn’s framework enables the U.S. attorney general, state attorneys general, and private actors to sue to hold AI system developers liable for harms caused by the system’s

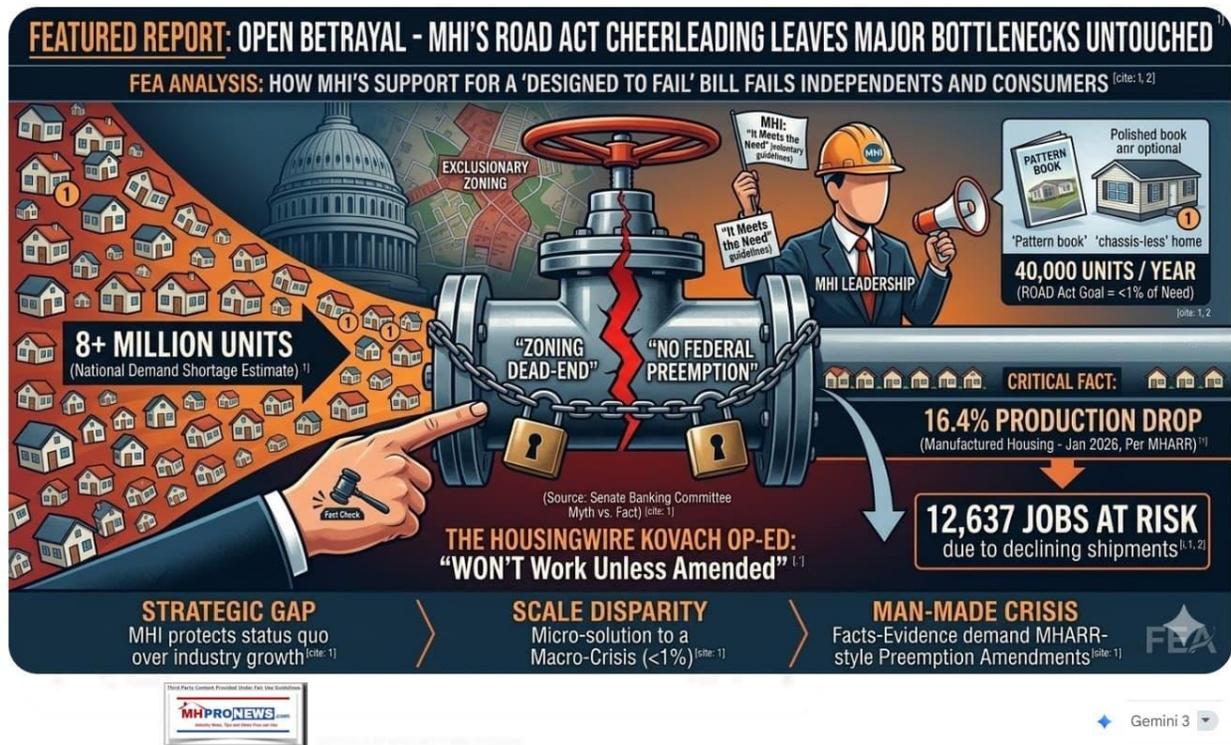
defective design, failure to issue warnings, and unreasonably dangerous or defective product claims.

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 facts, insights and observations.

1)

[caption id="attachment_229221" align="aligncenter" width="698"]



<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_229322" align="aligncenter" width="494"]

– Posts By Tony



Sorry, don't buy Senate brief: "The facts: The 21st Century ROAD to Housing Act" won't work unless amended

Mar 10, 2026

<https://www.housingwire.com/articles/sorry-dont-buy-senate-brief-the-facts-the-21st-century-road-to-housing-act-wont-work-unless-amended/>[/caption]

Despite the logic in favor of the need for mandating federal preemption over local/state zoning barriers, in both the House and Senate sides, the Manufactured Housing Institute (MHI) has endorsed the respective pieces of legislation as is.

[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 id="attachment_229378" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/compare-cavco-industries-ceo-bill-boor-remarks-to-cnbc-vs-cvco-ir-pitch-closer-look-at-manufactured-housing-institute-mhi-letter-of-support-21st-century-road-to-housing-act-mhville-fea/>

[caption id="attachment_228340" align="aligncenter" width="600"]

STAGGERING PERFORMANCE GAP

BASELINE (1995-2000) 338,924 units/year	NANO BANANA	2001 COLLAPSE (AVERAGE) 97,458 units/year
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5 TO 8 MILLION MISSING HOMES?

WHERE ARE THE 5 TO 8 MILLION?
LOOK AT THE 25-YEAR COLLAPSE OF
THE HUD CODE INDUSTRY

Gemini 3.0

ZONING BARRIER

MHPRONEWS.com
Manufactured Home News, News and More News and More

GEMINI ON THE '8-MILLION-UNIT GAP. HOW A 'MAN-MADE'

DECLINE IN MANUFACTURED HOUSING

FUELED AMERICA'S AFFORDABLE HOUSING CRISIS'

UNIQUE
ARTIFICIAL
INTELLIGENCE
LOOK AT
MHVILLE
PERFORMANCE

FEA

<https://www.manufacturedhomepronews.com/gemini-on-the-8-million-unit-gap-how-a-man-made-decline-in-manufactured-housing-fueled-americas-affordable-housing-crisis-unique-artificial-intelligence-look-at-mhville-performance-f/>[caption]

2)

3)