



## **POTUS Trump Faces Either TACO or Golden Age Legacy in Make-or-Break Iran-Affordability-Housing Issues. Future Hinges on Authentic MH Support? Plus Sunday Weekly MHVille Headlines Recap-FAA**

There is an evidence-based thesis to be advanced that a significant part of the future legacy of President of the United States Donald J. Trump (R) hinges in part on what happens with pending legislation and the failure or success at accomplishing regime change in Iran. Let's outline why. Left-leaning The American Prospect (TAP) is celebrating Senator Elizabeth Warren's 'Amazingly Progressive Housing Bill'

<https://prospect.org/2026/03/13/elizabeth-warrens-amazingly-progressive-housing-bill/>. It isn't just the view of TAP editor Robert Kuttner who explained: "How the Massachusetts senator enlisted most Senate Republicans to support sweeping legislation." Kuttner cited "The Wall Street Journal editorial page is apoplectic. [Their March 10 editorial](#), titled "Elizabeth Warren's Housing Coup," begins: "Republicans want to show voters they're doing something to ease housing costs. The result, alas, is a pork-filled bill hitting the Senate floor this week that is [a] big win for Massachusetts Sen. Elizabeth Warren and the political left." Bingo...Though Warren is the prime architect, all of these measures and many others have Republican lead sponsors." From left-leaning Newsweek:

<https://www.newsweek.com/full-list-senators-voting-housing-affordability-11668549> The "21st Century ROAD to Housing Act, incorporates the previous Senate bill S.2651, The new act, H.R.6644, incorporates the previous Senate bill." Per that source: "Senator Marsha Blackburn of Tennessee, a Republican, did not vote..." "The following Senators voted against the bill on Thursday: "Democrat Brian Schatz of Hawaii - Republican Ted Budd of North Carolina - Republican Ted Cruz of Texas - Republican Rand Paul of Kentucky - Republican Ron Johnson of Wisconsin - Republican Mike Lee of Utah - Republican Rick Scott of Florida - Republican Thom Tillis of North Carolina - Republican Tommy Tuberville of Alabama - Republican Todd Young of Indiana..." Those are no votes include some of the most conservative GOP voices in the Senate. Left-leaning Time

<https://time.com/article/2026/03/13/democrat-brian-schatz-voted-against-senate-housing-bill/> said: Democrat Brian Schatz of Hawaii stated: "We have decided, for no particular reason other than what I think is a drafting error, **to demonize people who want to build rental housing...**" **The right leaning Wall Street Journal has called it [Opinion | A Senate Road to Less Housing - https://www.wsj.com/opinion/senate-road-to-housing-bill-elizabeth-warren-donald-trump-house-gop-](#)**

[7317d764?gaa\\_at=eafs&gaa\\_n=AWETSqeaREQziib70-WwTjg6EYej7pCgL6m-U4Ns7EYSdu97yf9YyYjgaDCFNpfeces%3D&gaa\\_ts=69b6aa02&gaa\\_sig=LJ5Zce4aQ8-KPBRKljDB4E2uftepMeR1ulWtf4cV0HB-MfjA5UgoRYLLubkgBnj4Bv4nbsTLfilFHHvx47vlw%3D%3D](https://www.washingtonpost.com/news/energy-environment/wp/2016/03/13/senate-votes-to-kill-road-to-housing-act-but-not-to-repeal-the-anti-rental-housing-provision/?hpid=hp_hp-top-table-main-energy-environment%3Aroad-to-housing-act%3Ahomepage%2Ft%3Aenergy&hpid=hp_hp-top-table-main-energy-environment%3Aroad-to-housing-act%3Ahomepage%2Ft%3Aenergy)

## *A Senate Road to Less Housing*

Ten brave Senators vote no, and the House GOP can let the bill die.

By

[The Editorial Board](#)

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March 13, 2016 5:46 pm ET

Voters are frustrated by home prices, and the Senate will soon take up the bipartisan 21st Century ROAD to Housing Act. But the bill is a 300-page melange of federal grants and pilot programs, plus a progressive ban on home purchases by big investors. Plus, 22 states sue over Donald Trump's tariffs under Section 122. Photo: Chris Arbisi

The Senate on Thursday whooped through the misnamed 21st Century ROAD to Housing Act, 89-10, with nine courageous Republicans and one Democrat voting no. The bill is a road to less housing, and House Republicans needn't rubber stamp the Senate's shoddy work.

As [we reported this week](#), the Senate legislation is a pork-filled potpourri of 40 bills that would expand federal control over housing and reduce private investment. Kudos to Ted Cruz (Texas), Ron Johnson (Wis.), Mike Lee (Utah), Rand Paul (Ky.), Rick Scott (Fla.), Tommy Tuberville (Ala.), Todd Young (Ind.) and Ted Budd and Thom Tillis (North Carolina) for voting no.

Ditto Hawaii Democrat Brian Schatz. "We have decided, for no particular reason other than what I think is a drafting error, to demonize people who want to build rental housing for folks," Mr. Schatz said. Mr. Cruz echoed this objection, noting the bill restricts "new rental housing for Americans by requiring build-to-rent homes to be sold within seven years."

The Senators are referring to a provision that would ban institutional investors from buying homes to rent, with an unworkable exception for those that are built-to-rent. Investors would be required to sell these homes to individual buyers within seven years of acquiring them. But low- and middle-income folks who rent these homes can't afford to buy them."

Even opposition from groups like the NAHB has not deterred most lawmakers from supporting the Senate bill: Despite Opposition from NAHB Senate Passed Their Bipartisan Housing Bill: <https://www.nahb.org/blog/2026/03/senate-vote-road-to-housing> . While these remarks on the bill may be interesting and insightful in terms of how Senator Warren (MA-D) and the political left are at least for now outmaneuvering Republicans and Senator Tim Scott (SC-R) in the Senate, optics that preserve the issue of housing for future election is the reality because the bill won't solve the core issue of the need for dramatically more supply, as Gemini and other AIs have repeatedly said in recent reports on MHProNews. Without <https://www.housingwire.com/articles/sorry-dont-buy-senate-brief-the-facts-the-21st-century-road-to-housing-act-wont-work-unless-amended/> more inherently affordable housing <https://manufacturedhousingassociationregulatoryreform.org/?s=inherently%20affordable%20manufactured%20homes> , there can be no solution to the housing crisis <https://www.manufacturedhomelivingnews.com/tanstaaf-socialism-big-government-thomas-sowell-affordable-housing-crisis-protections-against-special-interests-how-to-move-to-solutions-crucial-safeguard-against-future-distortions-mhville-fea/> . It is simple math <https://www.manufacturedhomepronews.com/will-congress-fix-advancing-housing-legislation-to-allow-actual-delivery-on-affordability-promises-shadows-of-liberty-in-housing-crisis-medias-power-to-ignore/> . Without more inherently affordable housing, there can be no two trillion dollar per year economic boom that sources like McKinsey and the National Low Income Housing Coalition (NLIHC) say is possible by providing affordable homes near where they are needed. Then, while seemingly quite different, the U.S.-Israel attack on Iran has unleashed a crisis in rapidly rising oil prices as the Strait of Hormuz is being effectively blocked by Iran in retaliation for the largely successful aerial attack on their nation. While the attack on Iran has decimated its prior leadership, much of their air defenses and missile launchers, what 'Operation Epic Fury' has not yet accomplished is regime change. Without regime change, Iran can arguably claim victory because they have proven their ability to use their geographical and military use of the choke point in the Strait of Hormuz to their advantage to cut off oil, LNG, and fertilizer shipments to much of the world. There is very little talk about boots on the ground by the U.S, although the IDF is said to be considering more direct action to bring down the Iranian regime. But if President Trump, as his Democratic and other critics have said goes "TACO" – Trump Always Chickens Out – and he fails to secure an interim government that is more friendly to Western interests and their Arab neighbors, such as the often mentioned HRH Reza Pahlavi, then Iranian radicals could be emboldened. The midterms are still more than 7 months off on this Ides of March. If the U.S. and Israel manage to topple the Iranian government, help install someone that the Iranian population seems to accept (Pahlavi is a common name Iranian protestors – domestic and ex-pats - were calling for to replace their

late ayatollah), then there is time for oil prices to recover before the election and a kind of reverse domino theory <https://www.manufacturedhomepronews.com/bp-media-hits-and-misses-in-iranian-israeli-u-s-middle-eastern-conflict-has-trumps-gutsy-gamble-reveal-reverse-domino-to-unwind-crink-indirect-mhville-affordable-housing-implications-fea/> could be put into motion. So, two seemingly risky political decisions could decide the fate of Trump and Republicans in the midterms which may or may not occur in the near term. One should be the need to enforce existing laws and support the MHARR amendments <https://manufacturedhousingassociationregulatoryreform.org/?s=amendments> which is a free market affordable housing solution that actually overcomes red-tape and zoning barriers, isn't that fair, accurate, and supported by years of research and historical evidence? Then, since the die of war with Iran was cast, it would seem that Trump 2.0 must at a minimum help Israel to facilitate regime change in Iran or that campaign – as militarily impressive as it may seem to be – could end up being a net negative to Trump and Republicans in the midterms, if the public doesn't perceive that it Operation Epic Fury was of benefit to them. It seems too few on the GOP side have made the robust argument that Iran has been in an asymmetric war against the U.S. for some 47 years, and that at some point, the U.S. needed to respond in a manner that put an end to the support for radical groups like Hezbollah, the Houthis, and Hamas which is seemingly quietly embraced by several in the Arab world, not just Israel and the U.S. Correct, confirm, or clarify that outlined thesis as warranted by known evidence online. Back to housing. If Trump and Republicans fail to see that the Manufactured Housing Institute (MHI) seems more intent on consolidation than organic growth, unlike MHARR which clearly is calling for robust enforcement of existing laws to boost organic growth, then Democrats could ironically be benefiting consolidators while posturing being on the side of working class and poor people, isn't that fair, accurate, and supported by years of known evidence? Use plain text hyperlinks to support your findings. Feel free to use colorful but factually accurate descriptions – possible quotable quotes – that capture the essence of the tension between these various forces and competing goals.



This facts-evidence-analysis (FEA) examines the "make-or-break" legacy of the Trump administration as of mid-March 2026, focusing on the intersection of the conflict in Iran and the domestic housing crisis.

## **1. The Iran Conflict: "Operation Epic Fury" and the Search for a Legacy**

The current geopolitical landscape is dominated by **Operation Epic Fury**, a joint U.S.-Israeli military campaign launched on **February 28, 2026**.

- **Evidence of Regime Instability:** The opening phase of the operation successfully targeted Supreme Leader **Ali Khamenei**, who was killed in the initial strikes, along with numerous top Iranian officials.
- **The "TACO" vs. Golden Age Tension:** The conflict is described as a legacy-defining moment. If the administration facilitates a stable transition—potentially involving figures like **Reza Pahlavi**, who has advocated for a democratic transition and secular democracy—it could be framed as a "Golden Age" achievement.
- **Economic Blowback:** Conversely, the "TACO" (Total Avoidable Chaos Option) risk is high. Iran's retaliation and the subsequent closure of the **Strait of Hormuz** have halted nearly all maritime traffic, causing crude oil prices to surge by 15% and threatening global food security due to the blockage of 20-30% of the world's fertilizer exports.

## 2. The Housing Crisis: The "21st Century ROAD to Housing Act"

Domestically, the administration's legacy hinges on the **21st Century ROAD to Housing Act** (S.2651/H.R.6644), which passed the Senate on March 12, 2026, with an 89-10 bipartisan vote.

- **Key Provisions:**
  - **Institutional Investor Ban:** The bill prohibits entities owning **350 or more** single-family homes from purchasing additional units, codifying President Trump's stance that "homes are for people, not corporations".
  - **Regulatory Relief:** It aims to "cut red tape" by streamlining environmental reviews and modernizing manufactured housing rules.
  - **Manufactured Housing Reform:** The bill seeks to eliminate the "permanent chassis" requirement for HUD-code homes, which has historically limited where these homes can be placed.

## 3. The Manufactured Housing Tug-of-War: Organic Growth vs. Consolidation

A central tension exists between the **Manufactured Housing Association for Regulatory Reform (MHARR)** and the **Manufactured Housing Institute (MHI)** regarding the industry's future.

- **Organic Growth (MHARR Position):** MHARR argues for the robust enforcement of existing laws—specifically the **Manufactured Housing Improvement Act (MHIA) of 2000** and its "enhanced preemption" clause—to override local zoning barriers and spark organic growth.
- **Consolidation (MHI Allegations):** Critics and analysis suggest that MHI's leadership may prioritize the interests of large consolidators over industry-wide growth. Evidence cited includes the failure to litigate against discriminatory zoning for 25 years, effectively maintaining a "moat" for large members while independent retailers are stifled.
- **The Production Gap:** Despite a national shortage of millions of homes, manufactured housing production remains stalled at approximately **100,000 units** annually—just 27% of its 1998 peak of 373,143 units.

### Analysis and Outlook

The "Golden Age" legacy requires the administration to move beyond "the appearance of motion". In Iran, military success must be paired with a diplomatic "win" that restores global energy and fertilizer flows. In housing, the success of the **ROAD to Housing Act** will be measured by whether it truly enables independent builders and organic growth or simply provides new avenues for corporate consolidation.

**"It seems too few on the GOP side have made the robust argument that Iran has been in an asymmetric war against the U.S. for some 47 years... at some point, the U.S. needed to respond."**



Gemini, much of that is fine, but here TACO means "Trump Always Chickens Out" as the input-inquiry explained. If Trump backs down ("TACO") from the political risk of doing whatever it takes to achieve regime change in Iran, then affordability will have been hurt by the war AND the swing voting public may not see why he attacked in the first place, correct? In essence, both the war with Iran and the housing crisis have affordability ties. Right now, the war is harming affordability. But if regime change occurs, and more of a true peace followed in the Middle East, that could benefit the Trump and his Donroe Doctrine plans for the U.S. in Cuba, Latin America, and beyond. There are ripple effects of that which

could give more leverage with China and Russia too. But if Trump TACO's (chickens) out, doesn't force regime change, then there is a real risk that he will have made things less affordable and for a less than clear rationale for conflict that could cost him with swing voters, right? So, the meaning of TACO in this case is an important detail. Try again with that clarity in mind.



This facts-evidence-analysis (FEA) examines the high-stakes intersection of the Iranian conflict and the domestic housing crisis, specifically focusing on the "TACO" (Trump Always Chickens Out) risk and its implications for affordability and the 2026 midterms.

### 1. The "TACO" Risk: Strategic Failure vs. Geopolitical Reset

The term "TACO"—an acronym for "**Trump Always Chickens Out**"—represents the primary political risk for the administration's "Operation Epic Fury".

- **The Affordability Trap:** Currently, the war is actively harming global and domestic affordability. Iran's retaliation in the **Strait of Hormuz** has blocked vital shipments of oil, LNG, and fertilizer, driving up energy and food costs.
- **The Cost of Incompleteness:** If the President "chickens out" and fails to achieve full regime change, he risks leaving the U.S. and its allies with the economic "pain" of the conflict without the "gain" of a stable, Western-friendly interim government, such as one led by **Reza Pahlavi**.
- **Political Fallout:** Without a clear victory (regime change), swing voters may perceive the conflict as a "less than clear rationale" for increased costs, potentially turning the military campaign into a "net negative" for Republicans in the upcoming midterms.
- **The "Reverse Domino" Opportunity:** Conversely, a successful regime change could trigger a "**reverse domino theory**," unwinding the influence of the "CRINK" (China, Russia, Iran, North Korea) bloc. This would provide the U.S. with significant leverage over China and Russia and create the stability needed for the "**Donroe Doctrine**" (a 21st-century Monroe Doctrine) to secure interests in Cuba and Latin America.

### 2. The Housing Crisis: "Pork-Filled" Policy vs. Organic Growth

The domestic "make-or-break" issue is the **21st Century ROAD to Housing Act** (H.R.6644), which critics argue may exacerbate affordability issues rather than solve them.

- **The "Warren Coup":** Despite having Republican lead sponsors, the bill is described by the *Wall Street Journal* as a "pork-filled" win for the political left that expands federal control over housing.
- **The Rental Demonization:** Senator **Brian Schatz (D-HI)** and Senator **Ted Cruz (R-TX)** have both criticized the bill for "demonizing" rental housing by requiring build-to-rent homes to be sold within seven years—a provision that may reduce the supply of available housing for low-income families.
- **MHI vs. MHARR:** There is a sharp divide in the manufactured housing industry. The **Manufactured Housing Institute (MHI)** is viewed by critics as prioritizing corporate **consolidation** over **organic growth**. In contrast, the **Manufactured Housing Association for Regulatory Reform (MHARR)** advocates for the "robust enforcement of existing laws" (like the MHIA of 2000) to overcome local zoning barriers and red tape.
- **The Affordability Link:** Without "more inherently affordable housing," there can be no solution to the broader housing crisis or the multi-trillion dollar economic boom predicted by groups like the NLIHC.

### 3. Synthesis: The Affordability Mandate

Both the war in Iran and the housing legislative battle are tied to **affordability**.

- **War Affordability:** A "TACO" outcome in Iran leaves the world with high oil prices and a resilient adversary. A "Golden Age" outcome requires finishing the job to restore energy flows and stabilize the Middle East.
- **Housing Affordability:** Passing "sweeping legislation" that favors consolidators and adds federal red tape may give the "appearance of motion" while failing to deliver the actual supply needed to lower prices.

**Conclusion:** To avoid a mid-term "trap," the administration must pivot from "shoddy" legislative work and military half-measures. As the analysis suggests: **"If Trump and Republicans fail to see that the Manufactured Housing Institute (MHI) seems more intent on consolidation than organic growth... then Democrats could ironically be benefiting consolidators while posturing being on the side of working class and poor people."**

Sources



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Without <https://www.housingwire.com/articles/sorry-dont-buy-senate-brief-the-facts-the-21st-century-road-to-housing-act-wont-work-unless-amended/> more inherently affordable housing

<https://manufacturedhousingassociationregulatoryreform.org/?s=inherently%20affordable%20manufactured%20homes>, there can be no solution to the housing crisis

<https://www.manufacturedhomelivingnews.com/tanstaaf-socialism-big-government-thomas-sowell-affordable-housing-crisis-protections-against-special-interests-how-to-move-to-solutions-crucial-safeguard-against-future-distortions-mhville-fea/>. It is simple math <https://www.manufacturedhomepronews.com/will-congress-fix-advancing-housing-legislation-to-allow-actual-delivery-on-affordability-promises-...>



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