



Provide the 2025 or 2026 Top Policy Priorities from the Manufactured Housing Institute.

◆ AI Overview

Based on 2025 and early 2026 reports, the Manufactured Housing Institute (MHI) is focusing its top policy priorities on increasing the supply of affordable homes, streamlining financing, enhancing the role of HUD as the primary regulator, and fighting against detrimental state-level regulations.



Manufactured Housing Institute +1

Key policy priorities for 2025-2026 include:

Federal Legislative and Regulatory Priorities

- **Support for the "ROAD to Housing Act of 2025/2026":** MHI is actively engaging with Congress to advance the *21st Century ROAD to Housing Act* (passed the Senate in March 2026), which includes Title III: Manufactured Housing for America, dedicated to expanding affordable manufactured homeownership.
- **Reaffirming HUD Authority:** Ensuring the Department of Housing and Urban Development (HUD) remains the exclusive regulator for manufactured housing construction and safety, preventing the Department of Energy (DOE) from enforcing energy standards that harm affordability.
- **Modernizing Construction Standards:** Advocating for updates that allow for manufactured homes without a permanent chassis to increase, designed to expand placement options.
- **Expanding Financing Options (Fannie/Freddie):** Urging FHFA to direct Fannie Mae and Freddie Mac to increase manufactured home loans, including eliminating the 50-basis point loan-level price adjustment add-on and developing a flow program for home-only loans.

- **Tax Incentives:** Promoting 100% tax deductions for equipment and factory improvements, enhancing Qualified Business Income (QBI) deductions, and supporting Opportunity Zone tax incentives to encourage investment in land-lease communities.



Manufactured Housing Institute +7

State and Local Priorities

- **Fighting Rent Control:** Actively opposing state-level rent control legislation and "right of first refusal" laws (as seen in NM, ME, PA, CT, NY, NJ) that MHI argues harm land-lease community owners.
- **Overcoming Zoning Barriers:** Supporting federal and local "Yes in My Backyard" (YIMBY) initiatives to remove discriminatory zoning that restricts the placement of manufactured homes.



Manufactured Housing Institute +3

Industry Growth Initiatives

- **Addressing the "Bottleneck":** Focusing on policies that accelerate the development of new manufactured housing communities, which are constrained by zoning and permitting.
- **Defending Private Investment:** Protecting the land-lease community model from legislation aimed at "limited equity ownership" (LEO) models.



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