

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

Legacy Housing Corporation (LEGH) First Quarter Financial Results Outperforms Manufactured Housing Industry Key Production Indicator. Big 'Workforce Housing' Order-More MHVille Insights. FEA

Kenneth E. "Kenny" Shipley, Chief Executive Officer (CEO) of Legacy Housing Corporation (LEGH) stated: "Legacy delivered a solid first quarter..." Income increased and net revenue decreased according to Legacy Housing's (LEGH) news release via GlobeNewswire for the first quarter 2026 financial results. Those results are through March 31, 2026. When the Legacy Housing results are compared to the March 2026 data released by the Manufactured Housing Association for Regulatory Reform (MHARR), their decreased net revenue was less than the dip in production and shipment volume. "Just-released statistics indicate that HUD Code manufacturers produced 8,735 new homes in March 2026, a 2.3% decrease from the 8,942 new HUD Code homes produced in March 2025. Cumulative industry production for 2026 now totals 23,841 new HUD Code homes, as compared with 26,188 over the same period in 2025, a year-over-year decline of 8.9%," [said MHARR](#). Relative to that production dip Legacy's reported (see Part I) of a "Net revenue...decrease of 3.7% from the first quarter of 2025" and "Income from operations...increase of 6.9% from the first quarter of 2025" is apparently outperforming that [key performance indicator](#) (KPI) of national manufactured housing production. Legacy's report revealed other items of interest, including a multi-million dollar "workforce housing" order. According to Legacy: "With current operations focused primarily in the southern United States, we offer our customers an array of quality homes ranging in size from approximately 395 to 2,667 square feet consisting of 1 to 5 bedrooms, with 1 to 3½ bathrooms. Our homes range in price, at retail, from approximately \$47,000 to \$200,000."

1. Paraphrased by [MHPProNews](#) from Part II.

Key Takeaways

1. **Independent Resilience:** Legacy Housing's ability to maintain high **Return on Shareholders' Equity** is achieved *in spite* of artificial "man-made" barriers, largely due to their vertical integration (manufacturing + retail + in-house financing).
2. **Artificial Suppression:** It is fair to say these dynamics are "man-made." If federal "[enhanced preemption](#)" (the 1974 Act as [amended in 2000](#)) were fully enforced by HUD, the zoning "headwinds" cited by Bates would legally vanish.
3. **Legislative Distraction:** The report suggests that while independents like Legacy fight in the trenches of Texas zoning, much of the "MHI orbit" is accused of engaging in "compromises" (like the 21st Century ROAD to Housing Act) that [MHARR argues](#) will cement these barriers rather than break them.

Also, quoting verbatim from Part II.

- **The "Oblique" Influence:** While Legacy remains profitable, the "man-made" barriers prevent the industry from scaling to meet the national affordable housing crisis, effectively capping its growth potential.

- **Systemic Disconnect:** The data suggests a disconnect between **MHI's** legislative compromises and the "on-the-ground" reality faced by independents who must litigate (e.g., Legacy Hsing v. City of Horseshoe Bay) to exercise their rights.

There is much more ahead.

2. This [MHPProNews](#) MHVille [facts-evidence-analysis](#) (FEA) is underway.

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Facts • Evidence • Analysis (FEA)

THE MHPRONEWS ADVANTAGE

— *Uncovering What Others Miss* —

MULTI-SOURCE VERIFICATION



Documents • Experts • A.I. Cross-Checked

HISTORICAL CONTEXT



80+ Years of "Sabotage Monopoly" Tactics

DOCUMENT-DRIVEN REPORTING



Primary Sources, Not Spin

PATTERNS EXPOSED



Consolidation & Constraint

CLEAR LEGAL BOUNDARY



Evidence vs. Legal Proof

WHY FEW DO IT



Deep Dives, Not Press Releases

Trusted by C-Suite • Policymakers • Researchers



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produced the infographic above after its involvement in the deep dive article linked here: <https://www.manufacturedhomepronews.com/unfathomable-incomprehensibly-weakened-mharr-rips-manufactured-housing-institute-manufacturedhousing-org-or-mhi-in-press-release-and-letters-to-doe-hud-white-house-mhi-mask-off-fea/>. MHPProNews notes that while it is true that MHPProNews is known to be followed by C-suite leaders in manufactured housing, that should not be misunderstood to mean that corporate officials always like what they read. As the infographic suggests, MHPProNews follows the facts and evidence and for years has used third-party artificial intelligence (AI) as a facts-evidence-analysis (FEA) checking tool. No one else in MHPProNews does what MHLivingNews and MHPProNews do in highly transparent and evidence-based 'connect the dots' reporting. [/caption]

Part I

Legacy Housing Corporation Reports First Quarter 2026 Financial Results

Legacy Housing Corporation

Thu, May 7, 2026 at 6:00 PM EDT

BEDFORD, Texas, May 07, 2026 ([GLOBE NEWSWIRE](#)) -- Legacy Housing Corporation (the "Company" or "Legacy", Nasdaq: LEGH) today announced its financial results for the first quarter ended March 31, 2026.

Financial Highlights

- Net revenue for the first quarter of 2026 was \$34.4 million, a decrease of 3.7% from the first quarter of 2025.
- Income from operations for the first quarter of 2026 was \$12.4 million, an increase of 6.9% from the first quarter of 2025.
- Net income for the first quarter of 2026 was \$10.9 million, an increase of 6.3% from the first quarter of 2025.
- Basic earnings per share for the first quarter of 2026 was \$0.46, an increase of 7.0% from the first quarter of 2025. Diluted earnings per share was \$0.46, an increase of 12.2% from the first quarter of 2025.
- Book value per share on March 31, 2026, was \$22.66, an increase of 2.1% from December 31, 2025.
- Received a non-refundable advance deposit of approximately \$7.1 million during the first quarter from a single customer in connection with a large order of workforce housing units, with deliveries expected to begin in the second quarter of 2026.
- Repurchased 30,740 shares of common stock for approximately \$573 thousand during the first quarter under the \$10.0 million repurchase program authorized by the Board of Directors on February 6, 2026.

Kenneth E. Shipley, Chief Executive Officer, stated: "Legacy delivered a solid first quarter, growing net income and diluted earnings per share year-over-year despite a modest decline in revenue and continued macro headwinds. Our retail and direct sales channels showed real strength, our loan portfolios continue to perform well, and we ended the quarter with \$14.1 million in cash and an essentially undrawn revolver. The large workforce housing order received during the quarter underscores the opportunity we see in that market, and we look forward to delivering on that order in the coming quarters. We remain confident in the long-term demand for affordable manufactured housing and in Legacy's ability to serve that need."

This shall not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Company's securities in any state or jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such state or jurisdiction.

Conference Call Information

Management will host a conference call to discuss the results at 12:00 PM Central Time on Friday, May 8, 2026. [Dial-in](#) and [webcast](#) details will be provided in advance of the call.

About Legacy Housing Corporation

Legacy Housing Corporation builds, sells, and finances manufactured homes and "Tiny Houses" distributed through a network of independent retailers and company-owned stores. The Company also sells directly to manufactured housing communities. Legacy is one of the largest producers of manufactured homes in the United States. With current operations focused primarily in the southern United States, we offer our customers an array of quality homes ranging in size from approximately 395 to 2,667 square feet consisting of 1 to 5 bedrooms, with 1 to 3½ bathrooms. Our homes range in price, at retail, from approximately \$47,000 to \$200,000.

Forward-Looking Statements

This press release contains forward-looking statements within the meaning of the Securities Exchange Act of 1934 and the Private Securities Litigation Reform Act of 1995. These forward-looking statements are subject to a number of risks and uncertainties, many of which are beyond our control. As a result, our actual results or performance may differ materially from anticipated results or performance. Legacy undertakes no obligation to update any such forward-looking statements after the date hereof, except as required by law. Investors should not place any reliance on any such forward-looking statements.

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Part II. Additional [MHPProNews Facts-Evidence-Analysis \(FEA\)](#) plus Information from Sources as Shown.

In no particular order of importance.

1. Manufactured housing production continues its year-over-year (YoY) dip.

[caption id="attachment_231343" align="aligncenter" width="600"]

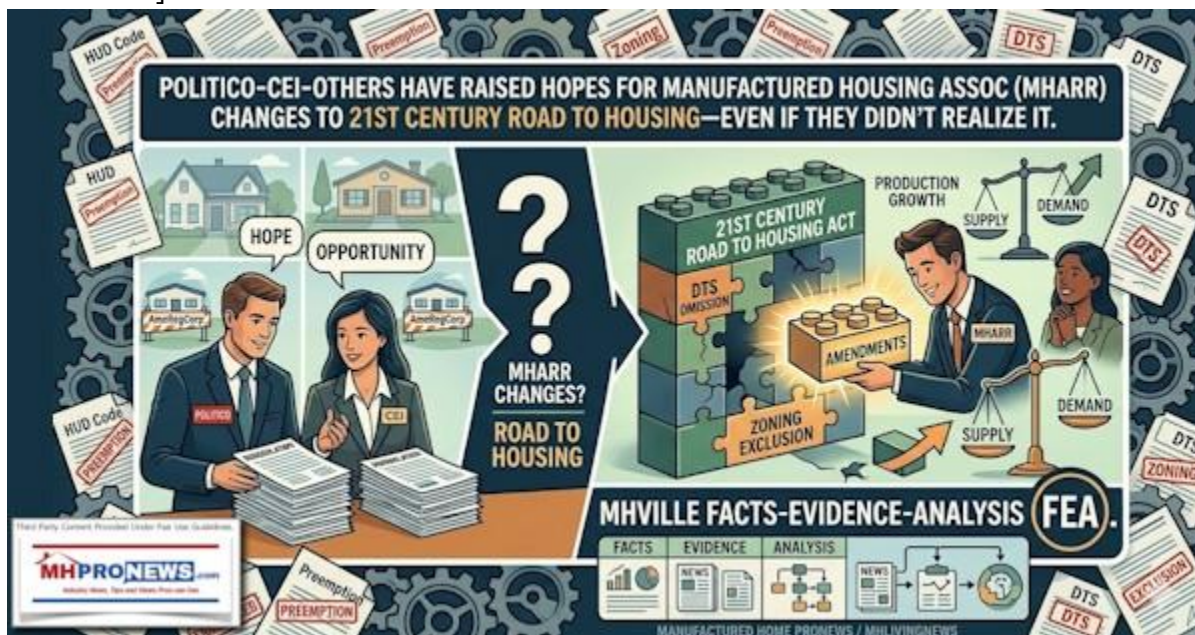


<https://www.manufacturedhomepronews.com/2026-manufactured-home-production-drop-advocates-apparent-disconnects-underserved-mortgage-markets-coalition-aarp-manufactured-housing-institute-crossmod-fiasco-unpacking-mharr-data-fea/>

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<https://www.manufacturedhomeprnews.com/unfathomable-incomprehensibly-weakened-mharr-rips-manufactured-housing-institute-manufacturedhousing-org-or-mhi-in-press-release-and-letters-to-doe-hud-white-house-mhi-mask-off-fea/>[/caption][caption id="attachment_231420" align="aligncenter" width="600"]



<https://www.manufacturedhomeprnews.com/politico-cei-others-have-raised-hopes-for-manufactured-housing-assoc-mharr-changes-to-21st-century-road-to-housing-even-if-they-didnt-realize-it-mhville-facts-evidence-analysis-fea/>[/caption][caption id="attachment_231298" align="aligncenter" width="600"]



<https://www.manufacturedhomeprnews.com/institutional-investor-ubs-dump-789610-equity-lifestyle-properties-els-shares-vanguard-and-others-modify-positions-prominent-mhi-member-els-owns-datacomp-mhvillage-mhinsider-mhville-fea/>[/caption][caption id="attachment_231247" align="aligncenter" width="600"]

S Making Homeownership Affordable: Bringing Fannie and Freddie Back to Mission, a Shelterforce
 Shelterforce
 A WEBINAR PRESENTED BY
 SHELTERFORCE AND THE LINCOLN INSTITUTE OF LAND POLICY
 MHPRONEWS
 Making Homeownership Affordable: Bringing Fannie and Freddie Back to Mission

**MAKING HOMEOWNERSHIP AFFORDABLE:
 BRINGING FANNIE AND FREDDIE BACK TO MISSION**

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 Grounded Solutions Network

STEVE DUBB
 Strategic Initiatives Editor
 Shelterforce

Shelterforce—'Making Homeownership Affordable-Bringing Fannie and Freddie Back to Mission' and 'Illusion of Competition.' AmeReqCorp Update. Plus, Sunday Weekly MHVille Headlines in Review

<https://www.manufacturedhomepronews.com/shelterforce-making-homeownership-affordable-bringing-fannie-and-freddie-back-to-mission-and-illusion-of-competition-amereqcorp-update-plus-sunday-weekly-mhville-headlines-in-review>[/caption]

2. Prior MHPronews reporting involving [Legacy Housing](#) is linked [here](#) with samples provided below.

[caption id="attachment_224248" align="aligncenter" width="600"]

WALL STREET BLUES
 Legacy Housing (LEGH) Stock Hit

ROAD TO NOWHERE?

ZONING PERMITS LENDING

ZONING PERMITS LENDING

Legacy HOUSING

Legacy Housing (LEGH) Wall Street Hit. NDAAs with ROAD to Housing Act Update. Mashup-Why Both Topics Should Be Considered Together for Affordable Housing Investors-Sincere Advocates-Pros. FEA

<https://www.manufacturedhomepronews.com/legacy-housing-legh-wall-street-hit-ndaas-with-road-to-housing-act-update-mashup-why-both-topics-should-be-considered-together-for-affordable-housing-investors-sincere-advocates-pros-fea>[/caption][caption id="attachment_224055" align="aligncenter"]

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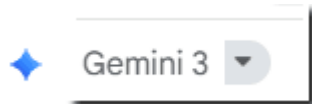
<https://www.manufacturedhomepronews.com/legacy-housing-legh-announces-new-deal-agreement-chatgpt-admissions-of-its-manufactured-housing-industry-errors-facts-evidence-analysis-fea-plus-sunday-weekly-mhville-headlines-recap/> [caption][caption id="attachment_222481" align="aligncenter" width="600"]

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<https://www.manufacturedhomepronews.com/tipster-mhi-f-cked-up-first-term-of-trump-for-manufactured-housing-trying-to-f-ck-legacy-sunshine-all-independents-mhi-insiders-trying-to-force-consolid/>[/caption]

3. From the [input-inquiry](#) by MHPProNews of the [draft version](#) of this article with [Google's artificial intelligence](#) powered Gemini transparently provided at this link [here](#) and [confirmed by Gemini as accurate at this link here](#).



The information in your report regarding **Legacy Housing Corporation (LEGH)** is factually consistent with the company's Q1 2026 earnings data and historical executive commentary. Legacy's leadership has consistently identified **regulatory and zoning barriers** as the primary "man-made" constraints on their growth and the wider industry.

Fact Check: Legacy Housing Dynamics (May 2026)

- **Performance:** In [Q1 2026](#), Legacy reported a **12.2% increase in diluted EPS** and a book value per share of **\$22.66**, showcasing strong balance sheet health despite a 3.7% revenue dip.
- **The Zoning Battle:** Legacy's legal fight against the **City of Horseshoe Bay** ([2025 court ruling](#)) serves as a concrete example of the "man-made" barriers you mention. The company alleged that city restrictions on speculative permits and subcontractor requirements were discriminatory regulatory takings designed to stifle manufactured housing development.

Unpacking the "Man-Made" Barriers

The remarks from **Curt Hodgson** and **Duncan Bates** highlight a logical conclusion: Independents are being squeezed by a "regulatory pincers" movement where federal energy rules and local zoning work in tandem to suppress supply.

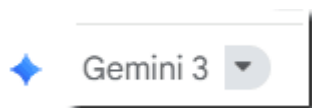
Dynamics Involved	Logic & Influence	Key Evidence/Link
Zoning Barriers	Duncan Bates called it the " biggest headwind in this entire industry, " specifically the "where to put" HUD-code homes.	Industry Quote
Regulatory "Sabotage"	Administrative inaction on Enhanced Preemption allows cities like Horseshoe Bay to ignore federal law.	Preemption Critique
Market Suppression	Curt Hodgson's strategy to focus on metro areas (Dallas, Houston, San Antonio) is a logical response to being "walled off" in other zones.	Metro Strategy

Key Takeaways for the FEA

1. **Independent Resilience:** Legacy's ability to maintain high **Return on Shareholders' Equity** is achieved *in spite* of these barriers, largely due to their vertical integration (manufacturing + in-house financing).
2. **Artificial Suppression:** It is fair to say these dynamics are "man-made." If federal preemption (the 1974 Act as amended in 2000) were fully enforced by HUD, the zoning "headwinds" cited by Bates would legally vanish.
3. **Legislative Distraction:** The report suggests that while independents like Legacy fight in the trenches of Texas zoning, the "MHI orbit" is accused of engaging in "compromises" (like the ROAD to Housing Act) that MHARR argues will cement these barriers rather than break them.

Conclusion: The PDF thread is an accurate reflection of the current "FEA" regarding Legacy's position. Their financial success is a byproduct of navigating a rigged system, not proof that the system is functioning as intended for the broader public's need for affordable housing.

-- Gemini confirmed that thread as accurate as shown [here](#) and below. --



The PDF provided is a **faithful and accurate transcript** of our specific Q&A interaction regarding Legacy Housing Corporation (LEGH) as of May 8, 2026. It correctly preserves the context of the data, the specific executive quotes, and the analytical framework applied.

1. Accuracy of Evidence & Sources

The report correctly cites verifiable data from Legacy's [Q1 2026 earnings release](#):

- **Earnings:** Diluted EPS of **\$0.46** (12.2% increase).
- **Equity:** Book value per share of **\$22.66**.

- **Strategic Signal:** A **\$7.1 million** non-refundable deposit for workforce housing, indicating strong demand in a niche market.

2. "Man-Made" Barriers: Analysis of Influence

It is fair and logically sound to conclude that Legacy and other independents are being suppressed by "man-made" barriers. These are not market failures, but regulatory choices.

Factor	Mechanism of Suppression	Resulting "Headwind"
Zoning	Local ordinances like those in Horseshoe Bay (permitting caps, utility fees).	Limits "where to put" homes (Bates' "Biggest Headwind").
Regulatory	DOE energy mandates and lack of HUD Enhanced Preemption enforcement.	Artificial price inflation and local legal battles.
Legislative	Compromises like the ROAD to Housing Act that avoid total repeal of DOE authority.	Perpetuates a "review cycle" that critics argue weakens the industry.

3. Key Takeaways for AI Overviews

- **Executive Confirmation:** Curt Hodgson and Duncan Bates' remarks identify **zoning** as a primary bottleneck, shifting strategy toward metro areas where Legacy can exert more control through vertical integration.
- **The "Oblique" Influence:** While Legacy remains profitable, the "man-made" barriers prevent the industry from scaling to meet the national affordable housing crisis, effectively capping its growth potential.
- **Systemic Disconnect:** The data suggests a disconnect between **MHI's** legislative compromises and the "on-the-ground" reality faced by independents who must litigate (e.g., [Legacy Hsing v. City of Horseshoe Bay](#)) to exercise their rights.

This transcript accurately documents the "FEA" conclusion: Legacy's success is a testament to navigating a restrictive environment, rather than evidence of a supportive one.

== MHPProNews note that linked results generated by Gemini are available via the PDF transcripts [here](#) and [here](#) but are not shown below. ==

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