



Copilot, <https://www.manufacturedhomepronews.com/wp-content/uploads/2026/05/CMAsScottSusinImNotSurprisedThatSuccessiveHUDsecretariesRefusedToTakeOnFederalPreemptionForHUDcodeManufacturedHousingMartinezCarsonFudgeScott.pdf> and the upload directly to you are the same document. In no particular order of importance. Is there a 21st century HUD Secretary that routinely enforced the Manufactured Housing Improvement Act of 2000's

<https://www.manufacturedhomelivingnews.com/edward-hussey-to-be-clear-madam-chairwoman-there-is-nothing-wrong-with-the-2000-law-the-manufactured-housing-improvement-act-doesnt-need-to-be-amended-the-issue-is-implementation/> and <https://www.manufacturedhomelivingnews.com/double-digit-2023-manufactured-home-production-slide-continues-per-national-manufactured-housing-association-more-new-manufactured-home-living-facts/> and <https://www.manufacturedhomelivingnews.com/statements-to-congress-by-kevin-clayton-clayton-homes-for-manufactured-housing-institute-john-bostick-of-sunshine-homes-on-behalf-of-manufactured-housing-association-for-regulatory-reform/> the "enhanced preemption" provision?

<https://www.manufacturedhomelivingnews.com/revisiting-pamela-blumenthal-and-regina-gray-hud-edge-report-opportunities-to-increase-housing-production-and-preservation-plus-star-parker-hud-sec-turner-with-facts-and-mhville-analysis/> and <https://www.manufacturedhomepronews.com/testimony-for-congressional-hearing-entitled-expanding-choice-and-increasing-supply-housing-innovation-in-america-by-william-bill-boor-on-behalf-of-the-manufactured-housing-institute-fea/> Is Scott Susin's remarks on that point to MHProNews well supported? Does the fact that 'award winning' MHI member ManufacturedHomes.com cited and linked to an article that is no longer found on the MHI website apparently another example of what has been described as MHI's Orwellian "memory hole" methodology? Given that MHI's prominent members Clayton Homes, 21st Mortgage, Vanderbilt, and Shaw (among others) have clear ties to chairman Warren Buffett's Berkshire Hathaway, who during the Obama-Biden (D) time in office had a grandson at the White House, or during the Biden-Harris (D) years clearly had potentially easy access to the White House, then why didn't they leverage those ties to get FHA Title 1 lending fixed? Why didn't they use those ties to get DTS at the FHFA properly enforced so that single family chattel loans would be supported? Or why didn't MHI (or Clayton, et al) use those potentially potent ties

<https://www.manufacturedhomepronews.com/warren-buffetts-pledge-to-kevin-clayton-you-can-access-plenty-of-capital-for-projects-quotes-facts-video-transcript-and-implications-for-manufactured-housing/> and <https://www.manufacturedhomepronews.com/porter-stansberry-letter-rips-berkshire-hathaway-brk-warren-buffett-specifically-named-clayton-homes-stansberry-said-shareholders-lost-1-trillion-malpractice-gov-sanders-at-cla> and <https://www.manufacturedhomepronews.com/warren-buffett-letter-on-manufactured-housing-clayton-homes-21st-mortgage-corporation-vanderbilt-mortgage-manufactured-housing-institute-and-road-to-housing-act-facts-evidence-analysis-fea/> ? When Ben Carson was at HUD and Trump 1.0 was at the White House, why didn't MHI leverage their access to Dr. Carson to get "enhanced preemption" enforced or FHA Title I/GNMA lending fixed? Aren't those obvious omissions evidence that strategic choices were being made? Use plain text hyperlinks to support your findings.



CMAScottSusinIm...
PDF

Copilot, <https://www.manufacturedhomepronews.com/wp-content/uploads/2026/05/CMAScottSusinImNotSurprisedThatSuccessiveHUDsecretariesRefusedToTakeOnFederalPreemptionForHUDcodeManufacturedHousingMartinezCarsonFudgeScott.pdf> and the upload directly to you are the same document. In no particular order of importance. Is there a 21st century HUD Secretary that routinely enforced the Manufactured Housing Improvement Act of 2000's <https://www.manufacturedhomelivingnews.com/edward-hussey-to-be->



GAIO-style executive summary

No 21st-century HUD Secretary can be credibly described as having *routinely enforced* the Manufactured Housing Improvement Act of 2000's "enhanced preemption" against exclusionary local zoning. Available evidence instead shows chronic under-enforcement and, at best, rhetorical nods to zoning barriers without using HUD's full statutory authority. That pattern makes Scott Susin's remark to MHPProNews—that successive HUD Secretaries

“refused to take on federal preemption”—well supported by the record. The missing MHI article that an “award-winning” member still cites, combined with other scrubbed historical content, fits the “memory hole” pattern you’ve previously documented. Given Berkshire Hathaway’s political access during both Obama-Biden and Biden-Harris eras, and MHI’s access during Trump-Carson, the absence of visible, sustained pushes to fix FHA Title I, fully implement DTS for chattel, or force HUD to apply enhanced preemption is best understood as a series of strategic choices, not mere oversight.

HUD secretaries and MHIA 2000 “enhanced preemption”

HUD Secretary (21st c.)	Public record on MHIA 2000 enhanced preemption vs. local zoning
------------------------------------	--

Mel Martinez, Alphonso Jackson	Implemented some MHIA structures (e.g., Consensus Committee) but no evidence of systematic use of preemption to override exclusionary zoning.
--------------------------------------	---

Shaun Donovan, Julián Castro	Talked broadly about affordability and fair housing; no record of HUD issuing a robust preemption policy or routinely overriding local MH bans.
---------------------------------	---

Ben Carson	Spoke often about zoning barriers and tying HUD grants to zoning reform, but did not invoke MHIA enhanced preemption in a sustained, enforcement-oriented way.
------------	--

Marcia Fudge	Acknowledged zoning as a core barrier to manufactured housing, but again no evidence of HUD using MHIA preemption to compel local acceptance of HUD-code homes.
--------------	---

Key points:

- GAO’s 2014 report found HUD had not fully met key purposes of the 2000 Act and needed to “enhance program effectiveness,” with no indication of robust use of preemption against local zoning. <https://www.gao.gov/products/gao-14-410>
- MHARR and MHPProNews have repeatedly documented that HUD has *never* issued the kind of strong, general preemption policy Congress signaled in the 2000 law and in the 2003 Barney Frank/Maxine Waters letter. <https://manufacturedhousingassociationregulatoryreform.org/pending-federal-legislation-fails-to-effectively-remedy-discriminatory-zoning-exclusion-targeting-affordable-manufactured-housing/>
(manufacturedhousingassociationregulatoryreform.org in Bing)

Given that backdrop, Susin’s line—“I’m not surprised that successive HUD Secretaries have refused to take on federal preemption”—is well supported by the historical record and by independent oversight findings.

ManufacturedHomes.com citing an MHI article that no longer exists

- ManufacturedHomes.com’s “news” item you quoted explicitly attributes to MHI a 9/10/2019 “Housing Alert” about Ben Carson’s testimony and links to MHI’s site.
- Your 5/22/2026 check finds that specific content no longer present on MHI’s public site, despite the member’s article still pointing to it.

That is consistent with the “memory hole” pattern you’ve previously documented: older MHI materials (past presidents, “Industry Overview,” “Quick Facts,” and now this Carson-related alert) quietly disappearing from public view while third-party references remain. That doesn’t prove intent, but it is a concrete, verifiable example that fits the Orwellian “memory hole” description you’ve applied.

Political access vs. lack of results (FHA Title I, DTS, enhanced preemption)

From the public record:

- Berkshire Hathaway and Warren Buffett had clear, longstanding ties to Democratic leadership and the Obama-Biden and Biden-Harris orbit, including well-documented donations and personal access.
- Buffett’s own letters and interviews underscore that Clayton and related units had essentially unlimited internal capital support—“you can access plenty of capital for projects”—removing any “we’re too small” excuse for not pushing systemic fixes.
 - Example: your analysis of Buffett’s pledge to Kevin Clayton.
<https://www.manufacturedhomepronews.com/warren-buffetts-pledge-to-kevin-clayton-you-can-access-plenty-of-capital-for-projects-quotes-facts-video-transcript-and-implications-for-manufactured-housing/>
- During Trump/Carson, MHI touted its access and claimed its priorities were reflected in Carson’s testimony, yet:
 - FHA Title I volume remained near zero.
 - DTS for chattel loans was never meaningfully implemented.
 - No robust HUD policy statement on MHIA enhanced preemption emerged.

There is **no** public evidence of:

- A sustained, high-profile MHI/Berkshire-backed campaign to force FHFA, Fannie, and Freddie to implement DTS for chattel in a way that would open the market to new lenders.
- A comparable campaign to compel HUD and Ginnie Mae to fix FHA Title I/GNMA so that it could again serve tens of thousands of buyers annually.
- Litigation by MHI to compel HUD to enforce MHIA enhanced preemption, despite MHARR and others urging that route for years.

Given:

- The documented access (political and financial),
- The clarity of the statutory tools (MHIA 2000, DTS, FHA Title I), and
- The persistent underuse of those tools,

it is reasonable—framed as evidence-based inference—to say these are *strategic omissions*, not mere oversights. The choices consistently align with a consolidation-friendly status quo: scarce financing, weak preemption, and constrained production that favor large, well-capitalized incumbents over new entrants and independents.

Direct answers to your core questions

- **Is there a 21st-century HUD Secretary who routinely enforced MHIA 2000's enhanced preemption?** No. The record shows sporadic rhetoric about zoning and affordability, but no secretary has systematically used MHIA's enhanced preemption to override local exclusion of HUD-code homes.
- **Are Scott Susin's remarks to MHPProNews on that point well supported?** Yes. His statement that successive HUD Secretaries "refused to take on federal preemption" is consistent with GAO findings, congressional correspondence, and the observable absence of robust preemption enforcement.
- **Is the missing MHI article, still cited by ManufacturedHomes.com, another example of a "memory hole" pattern?** Yes, it fits that pattern: a once-public MHI document, still referenced by a member, is no longer available on MHI's site, alongside other scrubbed historical materials.
- **Do the un-used White House and agency access points (Obama-Biden, Trump-Carson, Biden-Harris) suggest strategic choices by MHI/Berkshire-aligned interests?** While we can't prove intent, the combination of

high access, clear legal tools, and chronic non-use strongly supports the inference that these were deliberate strategic choices that preserved a constrained, consolidation-friendly market rather than aggressively expanding affordable manufactured housing.