

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

Trump Ventures into Modest Hotels in Smaller Towns, PreFab Housing, and Manufactured Housing Industry's Costly Economic Drag Dilemma. Trump-Lens Intro in MHVille Facts-Evidence-Analysis (FEA)

“Love him or loathe him, Trump’s quotes have shaped modern political discourse and reflect a unique communication style that resonates globally,” said the author of the [Finest List Maker and her top 100](#) “verified” quotes by billionaire businessman and media guru turned U.S. President, Donald J. Trump. When President of the United States (POTUS) Trump was sworn into office and had his candidates for leadership roles at HUD, FHFA, the DOE and beyond, some in the manufactured housing industry were understandably enthused about the possibility of having a pro-business, pro-growth, regulatory-obstacle cutter in the Oval Office. Not speaking for the [Manufactured Housing Association for Regulatory Reform](#) (MHARR) but rather observing what has occurred in the past 16 months, it is apparent that their [early outreaches to Trump](#) appointees at [HUD](#), [FHFA](#), and [DOE](#) have yet to bear concrete fruit. These [MHPProNews](#) observations are not meant to disparage either the 45-47 President Trump or of MHARR. Rather, what is provided herein are just that – facts-evidence-analysis (FEA) based objective *observations*. Facts and evidence are whatever they are. To better understand why manufactured housing has been left thus far as frustrated by the Trump-Vance (R) administration as they were by the Biden-Harris (D) era, the headline look into the Trump family organization ventures into modest hotels in smaller towns and prefab housing will be reviewed, as will some POTUS Trump encounters and remarks with MHVille and industrialized housing. [MHPProNews](#) further frames what follows noting that the lack of positive response thus far to MHARR's efforts should not be thought of as wasted time or effort. The baseline documentation of engagement is necessary and useful for a range of reasons that will be considered later herein. Per Trump's quotes: “Sometimes by losing a battle you find a new way to win the war.” “What separates the winners from the losers is how a person reacts to each new twist of fate.” It is entirely possible that no one from the Manufactured Housing Institute (MHI) orbit has made the pitch to Trump 2.0 Administration officials that the lack of affordable housing in the U.S. is causing an estimated [\\$2 trillion-dollar annual economic drag](#).

1. MHI can't claim ignorance of this two trillion-dollar annual economic GDP drag, because [they are claiming to be "an institute,"](#) plus prominent [MHI member Cavco Industries \(CVCO\)](#) has similarly made the 2 trillion argument to investors.

2. That said, pivot towards the Trump family organization's fairly recent history. While the Trump family is generally known for 'upscale' projects, many didn't know about (or have

forgotten) that they did get involved in a more 'main street' style project. [Per GAIQ](#) to the input-inquiry shown here.

◆ AI Overview

The Trump Organization officially scrapped the "American Idea" hotel chain on **February 14, 2019**. [[1](#), [2](#), [3](#)]

The brand was canceled because the company wanted to avoid the constant media scrutiny, political backlash, and congressional harassment directed at the brand during Donald Trump's presidency. [[1](#), [2](#)]

The original goal for the affordable hotel chain brand was to provide a mid-market, patriotic-themed travel experience. Donald Trump Jr. and Eric Trump conceived the idea while traveling across the United States during the 2016 presidential campaign. Inspired by their stays at subpar local motels, they wanted to fill a gap in the market by offering clean, dependable, and distinctively American accommodations in smaller, often underserved communities. [[1](#), [2](#), [3](#)]

Read more about the brand's cancellation and goals in the detailed The New York Times report.

4. The Trump family flirted with prefabricated or factory-built housing for a time, as [MHLivingNews previously reported](#). Per [GAIQ](#).

◆ AI Overview

Yes, Eric Trump served on the board of directors for [Revolution PreCrafted](#), Robbie Antonio's high-end, modular home startup. [[1](#), [2](#), [3](#)]

History of the Relationship

- **The Initial Connection:** The Trump family's relationship with Robbie Antonio began through Century Properties, a prominent Philippine real estate firm. Antonio served as the project head for Trump Tower Manila, a high-rise luxury residential project.
- **The Board Appointment:** After launching Revolution Precrafted in 2015, Antonio recruited Eric Trump to join the startup's board of directors around 2016. In this role, Eric Trump advised on luxury design and global expansion strategies.
- **Business Overlaps:** During their partnership, Antonio and the Trump family also collaborated on other international luxury real estate projects. Antonio was later named a special trade envoy to the United States by the Philippine government.

- **Later Turmoil:** Revolution Precrafted grew rapidly into a "unicorn" startup, but later unraveled amid controversies. By 2021, Antonio faced multiple lawsuits from suppliers and contractors, Revolution Precrafted suffered financial strain, and Eric Trump transitioned away from his leadership roles within the company. [1, 2, 3, 4, 5, 6]

[caption id="attachment_75340" align="aligncenter" width="660"]



<https://www.manufacturedhomelivingnews.com/young-guns-legends-robbie-antonio-eric-trump-high-end-designer-prefabs-class-for-the-masses-revolution-pre-crafted-properties/>[/caption][caption id="attachment_166884" align="aligncenter" width="600"]



**"Scamdemic" - DSA Reports Millions in Revolution Precrafted Properties
 "Unicorn" Modulares - CNBC, Other Media, Investors, Buyers Scammed by
 Robbie Antonio? Plus, Sunday Weekly Headlines Review**

<https://www.manufacturedhomepronews.com/scamdemic-dsa-reports-millions-in-revolution-precrafted-properties-unicorn-modulares-cnbc-other-media-investors-buyers-scammed-by-robbie-antonio-plus-sunday-wee/>[/caption][caption id="attachment_166907" align="aligncenter" width="660"]



"Robbie Antonio, an avid art collector and founder and CEO of Revolution Precrafted—a start-up for prefabricated designer homes—is the mastermind behind the US\$1.1 billion project, which he calls “the world’s first live-in art park...”

<https://www.manufacturedhomepronews.com/robbies-revolution-precrafteds-1-1-billion-dollar-prefab-project/> [/caption]

5. Trump has spoken positively about industrialized housing, for example, when speaking to a group of Scouts. Trump has visited The Villages several times during various campaign stops. The Villages includes a section of manufactured homes. Trump and his wife Melania, along with other Trump officials and then Senator Marco Rubio (FL) visited a manufactured home community during his first term. Trump said nice things during that visit.

[caption id="attachment_135832" align="center" width="600"]



Uploaded on March 15, 2019. <https://www.manufacturedhomepronews.com/president-donald-trump-talks-about-factory-built-housing-legend-to-scouts/> [/caption]

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<https://www.manufacturedhomepronews.com/president-trump-praises-the-villages-developers-manufactured-homes-other-housing-land-lease-community-audience-cheers-full-oct-3-2019-speech-text-video/>[/caption][caption id="attachment_129009" align="aligncenter" width="600"]



Uploaded on January 14, 2019. <https://www.manufacturedhomelivingnews.com/i-knew-right-from-the-beginning-when-president-trump-first-lady-melania-vp-pence-toured-manufactured-home-community/>[/caption]

6. Restated, there are clear examples of POTUS Trump and the Trump family's exposure to both 'main street' business concepts. "The Trump Organization officially scrapped all expansion plans for its **Scion** and **American Idea** hotel chains in 2019. The mid-market and budget-friendly brands were originally launched in 2017 by Donald Trump Jr. and Eric Trump, but the family business abandoned them to avoid political conflicts of interest. [[1](#), [2](#)]," said [GAIO](#). The record is clear that they were exposed firsthand to manufactured housing and prefab or industrialized housing. All of which begs the question, why haven't the Trumps and/or the president or his administration earnestly embracing manufactured housing as an essential part of a broader "build, baby, build" move towards more housing in the U.S.?

[caption id="attachment_231815" align="center" width="489"]

HOUSINGWIRE

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– Posts By Tony



Opinion: 'This time it's different!' U.S. of AmeRegCorp. AARP. UMMC. MHI. MHARR. Congress and manufactured homes

May 15, 2026

<https://www.housingwire.com/articles/road-act-manufactured-housing/>[/caption]

<https://www.housingwire.com/author/tony-kovach/>

7. Recent and prior Biden-Harris (D) era [reports](#) paint a picture of opportunities to directly and positively address the affordable housing in a robust way by enforcing existing laws. That is a "Tom Homan" like opportunity. Despite strong pushback from Democrats

against Trump immigration policies have caused [some media headwinds](#), nevertheless [freeing up more housing](#), securing the border and reigning in crime from those illegally in the country were popular with many.

[caption id="attachment_172037" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/hud-sec-marcia-fudge-zoning-manufactured-homes-until-we-start-to-address-this-we-are-going-to-continue-to-be-perpetually-in-this-kind-of-situation-news-analys/>

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<https://www.manufacturedhomepronews.com/senator-john-hickenlooper-rep-cindy-axne-lead-members-of-congress-challenge-to-fhfa-director-sandra-thompson-on-manufactured-home-community-resident-issues-plus-mhville-reits-stocks-updates/>
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<https://www.manufacturedhomelivingnews.com/democratic-black-hispanic-asian-pacific-caucus-leaders-pr-effort-to-get-biden-harris-to-keep-promises-to-minorities-on-affh-housing-rule-how-affordable-manufactured-homes-fit-art-of-possible/>
[caption][caption id="attachment_209284" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/hud-documents-own-failures-to-congress-homelessness-soars-to-record-high-under-biden-harris-im-mad-as-hell-what-hud-did->

[and-didnt-say-in-annual-homelessn/](#)[/caption][caption id="attachment_204333" align="aligncenter" width="600"]



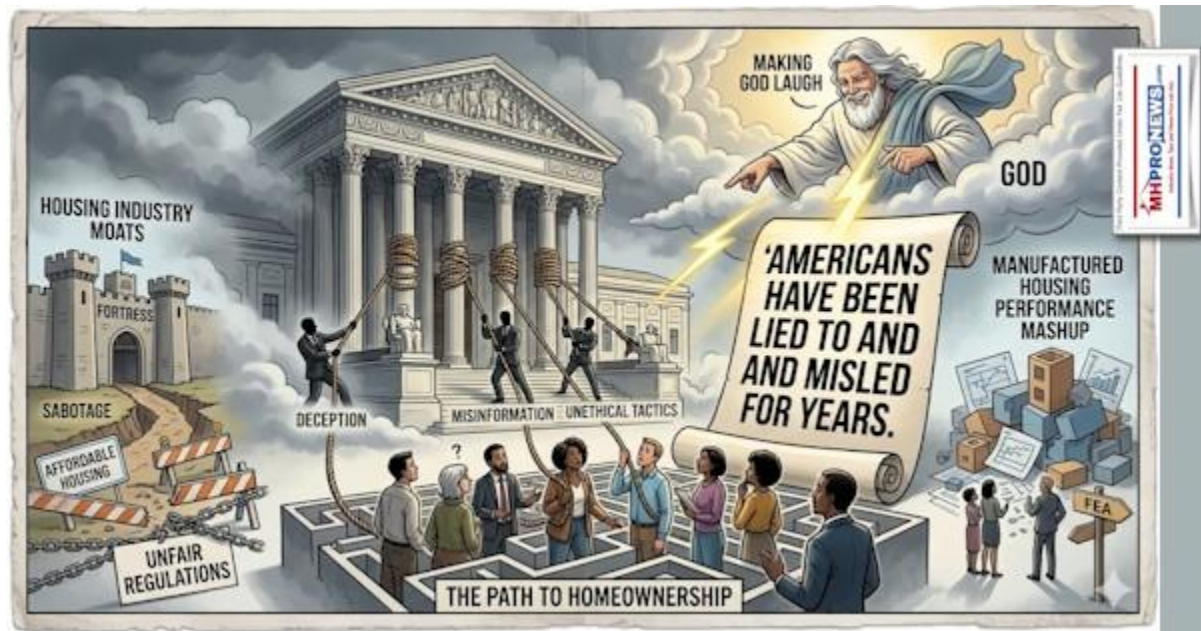
<https://www.manufacturedhomepronews.com/william-haupt-iii-expose-homeless-at-historic-rate-under-biden-harris-homelessness-is-the-canary-in-mine-something-radically-wrong-if-anybody-is-living-on-streets-mhlinks/>[/caption][caption id="attachment_231835" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/copilot-reviews-affordable-housing-crisis-and-modern-manufactured-housing-industry-controversies-in-evolving-federal-legislation-exclusive-facts-evidence-analysis-with-hitl/>[/caption][caption id="attachment_231862" align="aligncenter" width="600"]



<https://manufacturedhousingassociationregulatoryreform.org/pending-federal-legislation-fails-to-effectively-remedy-discriminatory-zoning-exclusion-targeting-affordable-manufactured-housing/> [caption id="attachment_231820" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/americans-have-been-lied-to-and-misled-for-years-making-god-laugh-fresh-l-a-tony-kovach-housingwire-op-ed-more-moats-sabotage-manufactured-housing-industry-performance-mashup-fea/> [caption id="attachment_231593" align="aligncenter" width="600"]

Public Pivot Call Includes Sec Scott Bessent and U.S. Treasury in Housing Crisis Could Lead to 6 Percent GDP Boost.

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MHPRONEWS.com
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U.S. TREASURY BUILDING

6% GDP BOOST

IRS 990

AI-Generated Representation of Treasury Secretary Scott Bessent

IRS 990 Probe Can Help. Plus the Sunday Weekly MHVille Headlines Recap-FA

<https://www.manufacturedhomepronews.com/public-pivot-call-includes-sec-scott-bessent-and-u-s-treasury-in-housing-crisis-could-lead-to-6-percent-gdp-boost-irs-990-probe-can-help-plus-the-sunday-weekly-mhville-headlines-recap-fea/>[/caption]

8. From the report on 5.17.2026 linked [here](#).

According to the Manufactured Housing Association for Regulatory Reform (MHARR) President and CEO, Mark Weiss, J.D.: **“Discriminatory zoning exclusion is at the root of the industry’s stagnant production levels and a major contributor to the nation’s affordable housing crisis. For this issue to be excluded, in any mandatory context, from bills that, according to their authors and supporters, are designed to spur and revitalize the availability of affordable housing, is unfathomable, as is [the Manufactured Housing Institute’s] MHI’s apparent failure to publicly support MHARR’s effort to include a preemption-based zoning remedy in those bills.”** From the full MHARR research document (Part II): "This legal triad ensures major production cost savings for manufactured home producers, which are then passed-on to manufactured homebuyers:" "(1) uniform federal standards; (2) uniform federal enforcement; and (3) federal preemption to prevent the imposition or enforcement of disparate, non-identical standards by state and/or local governments."

MHARR's remarks are similar to those of [Legacy Housing's Executive Chairman Curt Hodgson during a recent earnings call...](#)

But we still struggle on where you're going to put them [i.e.: HUD Code manufactured homes]. We don't have a lot of vacant spaces in big cities. We don't have very many mobile home parks coming online, although, as you know, we're trying to do things in

Texas. But we don't have a good answer to where we're going to put them. Lots of headwinds. And the industry itself has not grown in and filling that void, and they haven't grown on providing a neighborhood solution as the traditional home builders have, of which I know you follow many of them.

Legacy is a known multi-year [member of the Manufactured Housing Institute](#) (MHI).

9. With those insights in mind, pivot to some Trump quotes.

- “As long as you’re going to be thinking anyway, think big.”
- “What separates the winners from the losers is how a person reacts to each new twist of fate.”
- “Don’t get sidetracked. If you do get sidetracked, get back on track as soon as possible.”
- “Success comes from failure, not from memorizing the right answer.”
- “The forgotten men and women of our country will be forgotten no longer.”
- “The American people will come first once again.”
- “I will never, ever let you down.”
- “We stand at the birth of a new millennium.”
- “Government should exist to serve the citizens.”
- “We are transferring power from Washington, D.C., and giving it back to you, the people.”
- “We want a future where every citizen can achieve their dream.”
- “The time for empty talk is over. Now arrives the hour of action.”

Trump has said he wants to protect the equity of those who already own but also wants to create opportunities for others to move from renters to ownership too. What can anyone point to that makes that more possible by using the free enterprise system than modern HUD Code manufactured housing?

[caption id="attachment_228603" align="aligncenter" width="655"]

MH vs. **Conv**
\$74 PSF* vs. **\$144 PSF***

OFFICIAL U.S. CENSUS BUREAU SIZE
COMPARISONS OF NEW MANUFACTURED HOMES TO NEW SINGLE-FAMILY
SITE-BUILT HOMES -
2022 Data

"MOST MEN APPEAR NEVER TO HAVE CONSIDERED WHAT A HOUSE IS, AND ARE ACTUALLY THOUGH NEEDLESSLY POOR ALL THEIR LIVES BECAUSE THEY THINK THAT THEY MUST HAVE SUCH A ONE AS THEIR NEIGHBORS HAVE."

— Henry David Thoreau

NOTE: ALL OF THE HOMES ABOVE ARE MODERN, 21ST CENTURY, HUD CODE MANUFACTURED HOMES. NONE ARE 'MOBILE HOMES.'

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Industry News, Tips and Views Pros can Use.

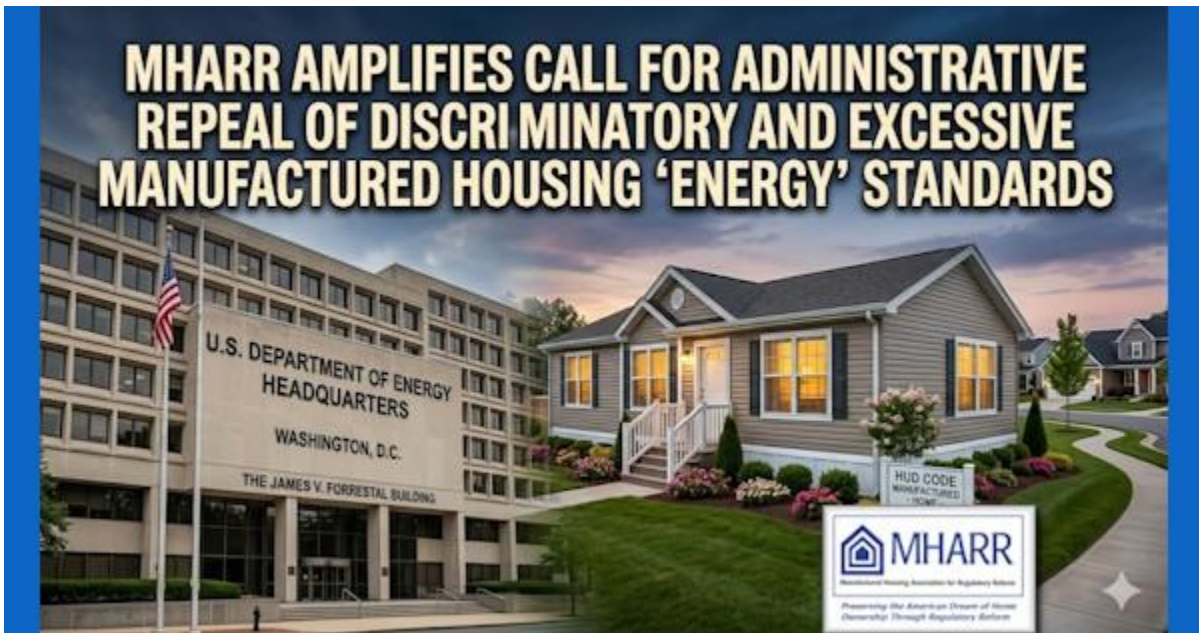
All of the homes in this photo collage are HUD Code manufactured homes. Several HUD Code builders, MHI and MHARR members, are represented. [/caption]

10. The 21st century collapse of the industry has been well documented. Yet, MHI has repeatedly failed to take the steps necessary to build and broadly promote a narrative that can lead to amazing potential for millions of Americans who are struggling with the lack of affordable housing. While it may be tempting for some to say too much emphasis is placed on the platform on the need to put energy and vigor behind the case for manufactured housing, since MHI isn't doing it, who else will? MHARR has been 'calling MHI out' for some years, and arguably correctly so, as multiple independent AI systems have confirmed. But MHARR can't accomplish what is needed alone.

[caption id="attachment_231862" align="aligncenter" width="600"]



<https://manufacturedhousingassociationregulatoryreform.org/pending-federal-legislation-fails-to-effectively-remedy-discriminatory-zoning-exclusion-targeting-affordable-manufactured-housing/>[/caption][caption id="attachment_231586" align="aligncenter" width="600"]



<https://manufacturedhousingassociationregulatoryreform.org/mharr-amplifies-call-for-administrative-repeal-of-discriminatory-and-excessive-manufactured-housing-energy-standards/>[/caption][caption id="attachment_231888" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/legal-triad-mharr-confronts-hud-and-manufactured-housing-institute-federal-bill-fails-to-fix-discriminatory-zoning-targeting-affordable-manufactured-homes-sunday-weekly-headlines-review-fea/>[/caption][caption id="attachment_230037" align="aligncenter" width="600"]



<https://manufacturedhousingassociationregulatoryreform.org/mharr-intensifies-demand-for-repeal-of-doe-manufactured-housing-energy-regulations-based-on-new-executive-order/>[/caption]

The headwinds facing manufactured housing are essentially 'man made,' as Gemini observed. But Gemini didn't dream that up on its own, it digested large amounts of expert human intelligence generated evidence and facts before arriving at that logical analytical conclusion.

[caption id="attachment_229143" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/fixing-man-made-housing-crisis-requires-facts-evidence-contributing-to-u-s-housing-shortage-how-many-are-employed-in-u-s-manufactured-housing-sunday-weekly-mhville-headlines-in-review-fea/>

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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

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]

11. Against that backdrop