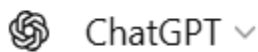


Pre-publication draft for submission to third-party artificial intelligence (AI) for facts-evidence-analysis (FEA) check for a developing report on MHPProNews

What Happens if Congress Passes Housing Reform Yet Manufactured Home Industry Growth Stalled? Will Govt-Shareholders-Affordable Housing Seekers-Residents Sue MHI-Corps-Institutional Investors? FEA

The National Housing Conference (NHC) sent MHPProNews a press release (see Part I) on 5.20.2026 that said the following: "NHC applauds House passage of bipartisan housing package to expand supply and improve affordability." But according to [ChatGPT](#) in response to the that press release, which was part of the input-inquiry process (Q&A) with [MHPProNews](#) thread linked [here](#) and [confirmed as accurate by ChatGPT here](#) is the following [facts-evidence-analysis](#) (FEA).



Google AI Overview Friendly Key Takeaways

- Bipartisan housing legislation advancing in Congress has been publicly supported by the Manufactured Housing Institute (MHI), Clayton Homes, Champion Homes, Cavco Industries, and other major industry players.
- Yet the Senate Banking Committee explicitly stated that the legislation “does not preempt local or state zoning” because Chairman Tim Scott believes zoning decisions “are best made locally, not in Washington.”
- That policy choice is significant because zoning exclusion has long been identified by researchers, MHARR, MHPProNews, MHLivingNews, and others as one of the key bottlenecks suppressing manufactured housing growth.
- Manufactured housing is widely recognized as a proven affordable housing solution, but production remains dramatically below historic norms despite worsening housing shortages.
- Litigation, SEC actions, shareholder lawsuits, antitrust claims, and regulatory scrutiny involving MHI member firms are already part of the industry’s documented history.
- No clear public rebuttal has been identified to the broader thesis that manufactured housing underperformance may benefit dominant consolidators through financing, zoning, regulatory, and consolidation dynamics.

Congress may be approaching one of the most consequential housing policy moments in years.

The National Housing Conference (NHC) recently praised House passage of a bipartisan housing package intended to expand housing supply and improve affordability.

<https://nhc.org/press-release/nhc-applauds-house-passage-of-bipartisan-housing-package-to-expand-supply-and-improve-affordability/>

A Washington, D.C. source told MHPProNews enactment “could be quick.”

Manufactured housing advocates and industry leaders have publicly backed the emerging legislation.

But a closer examination of the record reveals a potentially troubling contradiction.

Because while supporters claim the legislation could help expand affordable housing supply, the Senate Banking Committee itself explicitly acknowledged that the bill deliberately avoids overriding local zoning barriers.

The Senate Banking Committee’s own “Myth vs. Fact” document stated:

“By design, the 21st Century ROAD to Housing Act does not preempt local or state zoning.”

The document continued:

“Chairman Scott believes zoning decisions are best made locally, not in Washington.”

https://www.banking.senate.gov/imo/media/doc/road_myth_vs_fact.pdf

That statement is not a minor caveat.

It is a deliberate policy choice.

And that policy choice may become critically important if manufactured housing production continues to underperform even after federal reforms are enacted.

Because zoning exclusion has long been identified as one of the central barriers suppressing manufactured housing expansion.

Facts: Manufactured Housing Is Praised Across the Spectrum — Yet Production Continues to Lag

Manufactured housing regulated under the federal HUD Code remains one of the nation’s most affordable forms of unsubsidized homeownership.

Researchers and organizations from across the political spectrum have repeatedly acknowledged that reality.

The Urban Institute stated that manufactured housing could help ease the affordable housing crisis if barriers were reduced.

<https://www.urban.org/urban-wire/manufactured-homes-could-ease-affordable-housing-crisis>

The Bipartisan Policy Center similarly argued that manufactured housing could play a larger role in solving housing shortages.

<https://bipartisanpolicy.org/report/manufactured-housing/>

The Cato Institute said reducing zoning and regulatory barriers could significantly expand manufactured housing supply.

<https://www.cato.org/regulation/spring-2024/unleashing-manufactured-housing>

The Minneapolis Federal Reserve published research discussing how manufactured housing was historically constrained through what researchers James Schmitz Jr. and colleagues described as “sabotage monopoly” tactics.

<https://www.minneapolisfed.org/article/2021/manufactured-housing-and-the-affordable-housing-crisis>

Meanwhile, RV production and sales have dramatically outperformed manufactured housing in recent decades despite RVs being discretionary consumer purchases while affordable housing is an essential need.

MHProNews and HousingWire analyses highlighted that contrast while questioning why manufactured housing production has remained comparatively weak despite the affordable housing crisis.

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

<https://www.manufacturedhomepronews.com/compare-cavco-industries-ceo-bill-boor-remarks-to-cnbc-vs-cvco-ir-pitch-closer-look-at-manufactured-housing-institute-mhi-letter-of-support-21st-century-road-to-housing-act-mhville-fea>

Congress previously enacted laws intended to support manufactured housing, including:

- the Manufactured Housing Improvement Act of 2000,
- enhanced federal preemption provisions,
- and Duty to Serve mandates involving Fannie Mae and Freddie Mac.

Yet despite:

- worsening affordable housing shortages,
- favorable federal laws,

- bipartisan praise,
- and acknowledged affordability advantages,

manufactured housing production remains dramatically below historic highs achieved decades ago.

That contradiction increasingly demands explanation.

Evidence: Critics Argue the System May Be Functioning as Designed

MHARR, MHPProNews, MHLivingNews, researchers, attorneys, and housing advocates have argued for years that manufactured housing underperformance may not merely reflect policy failure or bureaucratic inefficiency.

Critics instead argue that:

- zoning exclusion,
- weak enforcement of enhanced federal preemption,
- limited DTS/chattel lending support,
- financing bottlenecks,
- consolidation,
- and selective advocacy failures

may operate in ways that benefit dominant firms and institutional investors.

Importantly, the Senate Banking Committee's explicit decision not to preempt local zoning arguably reinforces those concerns.

Because if zoning barriers are widely recognized as central obstacles to manufactured housing growth, yet legislation supported by MHI and major member firms deliberately leaves local zoning authority untouched, critics may reasonably ask whether the legislation was structured in ways unlikely to produce the dramatic growth often publicly implied.

That concern aligns with research highlighted by MHPProNews involving commentary by Scott Susin, who noted that several states since 2024 adopted zoning reforms intended to allow manufactured homes where conventional housing is permitted — yet evidence that earlier reforms materially changed outcomes remains limited.

<https://www.manufacturedhomepronews.com/scott-susin-cma-since-2024-5-states-passed-laws-requiring-cities-allow-manufactured-homes-wherever-traditional-homes-permitted-no-evidence-earlier-such-reforms-worked-fha-chattel-mh/>

MHARR repeatedly raised concerns regarding consolidation trends and MHI's alleged failure to aggressively pursue reforms that could significantly expand industry growth. <https://www.manufacturedhomepronews.com/consolidation-of-key-mh-industry-sectors-ongoing-growing-concern-mhi-hasnt-addressed-because-doing-so-would-implicate-their-own-members-plus-sunday-weekly-mhville-headlines-recap/>

Samuel Strommen's antitrust research paper — first published by MHPProNews after Strommen provided the research directly to the publication — argued that manufactured housing industry conduct may warrant antitrust scrutiny.

<https://www.manufacturedhomepronews.com/bombshell-buffett-berkshire-clayton-homes-21st-vanderbilt-specific-mhi-members-ripped-felony-monopolization-of-the-american-manufactured-home-industry/>

Additional MHPProNews reporting examined how financing, land concentration, consolidation, and institutional investment patterns may distort manufactured housing markets.

<https://www.manufacturedhomepronews.com/economic-liberties-impact-of-financing-land-hoarding-consolidation-on-housing-market-including-manufactured-housing-manufactured-housing-spread-mass-homeownership-by-mass-production>

Litigation, SEC Actions, and Antitrust Cases Are Already Part of the Industry Record

Concerns involving legal exposure are no longer hypothetical.

They already exist.

Cavco Industries previously faced:

- SEC investigations,
- shareholder litigation,
- settlements,
- and leadership changes

during the tenure of former chairman and CEO Joseph “Joe” Stegmayer.

<https://www.manufacturedhomepronews.com/cavco-industries-inc-cvco-announces-settlement-with-sec-on-joe-stegmayer-related-issues-manufactured-housing-investing-stock-updates/>

Meanwhile, multiple MHI member firms are defendants in national antitrust litigation involving manufactured housing community operators and pricing practices.

MHProNews reported that 8 of the 11 firms in that litigation were MHI members.
<https://www.manufacturedhomepronews.com/mhi-member-equity-lifestyle-properties-els-sun-communities-lifestory-yes-communities-datacomp-rhp-properties-cavco-linked-manufactured-housing-antitrust-case-update/>

Court filings reportedly indicate that Murex Properties reached a settlement agreement receiving preliminary approval and agreed to cooperate with plaintiffs, including providing evidence and testimony potentially relevant to claims against remaining defendants.
<https://www.manufacturedhomepronews.com/murex-properties-settlement-manufactured-housing-antitrust-litigation-update/>

Those are documented legal developments — not speculative theories.

Analysis: The Core Thesis Has Not Been Publicly Rebutted

One of the more striking aspects of this debate is not simply the growing body of criticism.

It is the absence of a direct public rebuttal to the broader consolidation-and-underperformance thesis itself.

MHI leaders and major firms have demonstrated that they are fully capable of rapid public response when they choose to engage critics.

Examples include:

- Clayton Homes rebutting Seattle Times reporting,
- Lesli Gooch publicly disputing Doug Ryan’s criticisms,
- Gooch responding regarding Schmitz/Ohanian framing,
- and attorney David Goch stating that MHI actively monitors “untrue and disparaging statements.”

MHProNews has also documented repeated outreach and invitations for comment directed toward:

- MHI leadership,
- Cavco executives,
- Clayton Homes personnel,
- investor relations staff,
- attorneys,

- and other corporate representatives.

Yet despite years of:

- articles,
- legal analyses,
- FHFA testimony,
- antitrust-style critiques,
- documented evidence,
- litigation developments,
- and repeated invitations for rebuttal,

no clear public rebuttal has been identified addressing the broader thesis advanced by:

- MHARR,
- MHProNews,
- MHLivingNews,
- James Schmitz Jr.,
- Lee Ohanian,
- Samuel Strommen,
- Doug Ryan,
- and others

that manufactured housing underperformance, financing restrictions, zoning barriers, weak federal enforcement, and consolidation dynamics may operate in ways that benefit dominant firms.

That distinction matters.

Because if Congress passes reforms promoted as solutions to the affordable housing crisis — while deliberately leaving zoning barriers largely untouched — and manufactured housing production still fails to significantly expand, the legal, political, regulatory, and fiduciary consequences could intensify substantially.

And the longer the disconnect persists between:

- acknowledged affordable housing demand,
- favorable federal policy,
- and actual production outcomes,

the more difficult it may become to dismiss the concerns raised for years by MHARR, researchers, attorneys, MHPProNews, MHLivingNews, and other critics of the manufactured housing industry’s status quo.

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[ChatGPT also said](#) this.



A more precise FEA-consistent formulation would therefore be something like:

“While MHI, Clayton Homes, and related industry figures have publicly rebutted selected criticisms, reputational claims, and media narratives, no clear public rebuttal has been identified addressing the broader thesis advanced by MHARR, MHPProNews, MHLivingNews, James Schmitz Jr., Lee Ohanian, Samuel Strommen, Doug Ryan, and others that manufactured housing underperformance, financing bottlenecks, zoning barriers, and weak enforcement patterns have operated in ways that benefit dominant consolidators. Given the documented willingness of MHI and major firms to respond rapidly to selected criticisms, the prolonged absence of a direct rebuttal to the broader thesis may itself be viewed by some observers as probative.”

[ChatGPT also said](#) the following.

Topic	Emerging Trend
Zoning Reform	More states considering or adopting laws allowing HUD Code homes in conventional residential districts
Factory-Built Housing	Bipartisan support growing for lower-cost construction methods
Housing Supply Crisis	Consensus emerging that the U.S. underbuilt housing for years
Federal Reform	Increased discussion of streamlining HUD and environmental reviews

Part I. According to the National Housing Conference (NHC-which has as members the Manufactured Housing Institute (MHI) and Clayton Homes (BRK)) on 5.20.2026 is the following.

NHC applauds House passage of bipartisan housing package to expand supply and improve affordability

Washington, D.C., May 20, 2026 — David M. Dworkin, President and CEO of the National Housing Conference (NHC), released the following statement after the U.S. House of Representatives passed 396 to 13 the amended 21st Century ROAD to Housing Act:

“The National Housing Conference commends the House for advancing the amended 21st Century ROAD to Housing Act and demonstrating that bipartisan cooperation on housing is still possible. At a time when families across the country are struggling with rising housing costs and limited supply, passage of this legislation marks an important step toward expanding housing opportunity and improving affordability nationwide.

The amended bill includes a number of meaningful reforms that will help modernize federal housing programs, reduce barriers to development, and encourage the production and preservation of a wide range of rental properties and single-family homes for homebuyers.

This package reflects substantial bipartisan collaboration and incorporates many policies that have previously received broad bipartisan support in both chambers of Congress. The House legislation represents significant progress and a strong foundation for further action.

We urge the Senate to move quickly to take up this legislation and continue the bipartisan work needed to address the nation’s housing affordability crisis. While no single piece of legislation is perfect, this bill reflects meaningful cooperation across party lines and provides a strong foundation for expanding housing supply and improving affordability in communities nationwide.

We look forward to continuing to work with House and Senate leaders, whose efforts have brought us this far. We are confident they can work together to give President Trump the best possible legislation for his signature.”

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About the National Housing Conference (NHC): Founded in 1931, the National Housing Conference is the oldest and broadest housing coalition in America. NHC is a diverse continuum of affordable housing stakeholders who convene and collaborate through dialogue, advocacy, research, and education, to develop equitable solutions that serve our common interest—an America where everyone is able to live in a quality, affordable home

in a thriving community. Politically diverse and nonpartisan, NHC is a 501(c)3 nonprofit organization. To learn more about NHC, visit www.nhc.org.

Part II