

2 Pre-Publication draft for third-party artificial intelligence (AI) check of a developing report for MHPProNews on the topics as shown.

Groundbreaking? 'Comparable Product at Lower Price.' HUD Published Guidance in Conjunction with NAHB on Using Manufactured Housing for Developing Entry Level Housing. FEA

[Champion Homes](#) (SKY), [Cavco Industries](#) (CVCO), and others in or beyond manufactured housing corporate interests periodically raise the topic of teaming up with site builders and conventional developers as a possible channel to expand HUD Code manufactured housing and/or other factory-built housing production. With that in mind, the following. "PATH (Partnership for Advancing Technology in Housing) is a new private/public effort to develop, demonstrate, and gain widespread market acceptance for the "Next Generation" of American housing. Through the use of new or innovative technologies the goal of PATH is to improve the quality, durability, environmental efficiency, and affordability of tomorrow's homes," per the historic and what could be a *potentially* groundbreaking HUD document linked [here](#). That NAHB Research produced document said on page 7: "**Offer a comparable [to conventional site-built housing a] product [i.e.: manufactured homes] at a lower price.**" According to that [HUD document](#).



Prepared for:

U.S. Department of Housing and Urban Development
Office of Policy Development and Research
Washington, D.C.

Prepared by:

NAHB Research Center
Upper Marlboro, Maryland

Disclaimer

This report was prepared by the NAHB Research Center, Inc., for the U.S. Department of Housing and Urban Development, Office of Policy Development and Research. The contents of this report are the views of the contractor and do not necessarily reflect the views or policies of the U.S. Department of Housing and Urban Development, the U.S.

Government, or any other person or organization. Trade or manufacturers' names herein appear solely because they are considered essential to the object of this report.

"Initiated at the request of the White House, PATH is managed and supported by the Department of Housing and Urban Development (HUD). In addition, all Federal Agencies that engage in housing research and technology development are PATH Partners, including the Departments of Energy and Commerce, as well as the Environmental Protection Agency (EPA) and the Federal Emergency Management Agency (FEMA). State and local governments and other Participants from the public sector are also partners in PATH. Product manufacturers, home builders, insurance companies, and lenders represent Private industry in the PATH Partnership." Home Builders' Guide To Manufactured Housing Prepared for: U.S. Department of Housing and Urban Development Office of Policy Development and Research Washington, D.C. Prepared by: NAHB Research Center, Inc. Upper Marlboro, MD."

1. Per page 5 is HUD's foreword.

Foreword

Most new homes in the United States are site-built to State and local codes, but an increasing number are 'manufactured homes,' designed and constructed to meet the requirements of the pre-emptive Federal Manufactured Home Construction and Safety Standards. For decades, manufactured housing has provided a low-cost alternative to conventional site-built construction. Evolution of the manufactured home is eliminating many of the differences with site-built homes, and changes in zoning laws are allowing use of manufactured homes outside of land zoned for parks in a growing number of States.

These developments are leading some home builders to consider using manufactured housing for entry-level product, often with significant site-built improvements or enhancements, instead of site-built homes. The result can be substantially lower production cost or other economic advantages for the builder and the consumer.

This Guidebook provides conventional builders and land developers with an introduction to manufactured housing, focusing on differences between manufactured and conventional homes that are likely to be encountered in practice. Chapters of the Guidebook describe various options for using these homes. The Guidebook covers finding a manufacturer, developing product specifications, potential contractual arrangements, local zoning and land-use planning considerations, installation and foundation options, site-built improvements, regulatory issues and consumer financing. Many references to more detailed resources are also included. Users of the Guidebook will find a wealth of

information to assist in their business planning and support decisions about whether and how to make use of manufactured housing as part of a larger home building business.

Susan M. Wachter
Assistant Secretary for Policy
Development and Research

2. From the [HUD PATH document linked here](#).



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A Quick Guide to the Guidebook

This book Presents information for site builders and land developers about how they can use HUD-Code manufactured housing as part of their business operations.

If You Need an Introduction...

If you need an introduction to the subject you should start with Chapter One, which describes the evolution of manufactured housing from a market and design standpoint, and Chapter Two, which discusses market positioning and the different types of business opportunities you may want to consider pursuing with HUD-Code homes. These chapters will help you determine which other parts of the Guidebook to review.

If You Have a Project in Mind...

If you are generally familiar with manufactured housing and already have a tentative business concept in mind, you can jump directly into the later chapters that present more detailed information about some of the key issues that may arise in connection with your project.

- Chapter Three goes into detail about identifying, selecting and working with a manufacturer to identify acceptable designs and strike an appropriate business

relationship. Every builder who uses manufactured housing will need to address these issues.

- Chapter Four discusses special zoning issues that may arise in Projects to use manufactured housing, including state-level requirements for using manufactured units on land zoned for single family houses that should help you work within the local system.
- Chapter Five covers unit installation and site-built improvements such as attached garages or decks, and how they differ from conventional site-built construction.
- Chapter Six covers consumer financing alternatives which are critical to any sale, including real and personal property financing.
- Chapter Seven Presents case studies of some projects that have used manufactured housing.

If You Have Detailed Questions or Need More Information...

The Appendices present other materials that you should find very helpful.

- Appendix A contains a list of manufacturing plants by state, city and manufacturer.
- Appendix B contains selected state-level market data and extensive information about state zoning requirements relating to manufactured housing.
- Appendix C contains a list of State Administrative Agencies that participate in enforcement of the HUD regulatory system and may regulate installation or site alterations. • Appendix D presents information about typical development standards for land-lease communities of manufactured homes.
- Appendix E includes manufacturer contacts, producer web sites, state-level manufactured housing association web sites and other useful references.

3. Under the [facts-evidence-analysis](#) (FEA) model, arguably part of the problem that the Manufactured Housing Institute (MHI) and several of their larger brands have is that there are historic documents that undermine their recent or current narratives. When Champion Homes (SKY), Cavco Industries (CVCO), others in MHI or the trade association itself make statements that may make it sound to casual or underinformed readers that it would be 'groundbreaking' to get builders to consider HUD Code manufactured homes for residential developing, two story, or other projects reports like this ought to be brought to the attention of media, analysts and others.

FEA

FACTS-EVIDENCE-ANALYSIS

“Analytical journalism is the highest style of journalism.” - Diana Dutsyk

... the personal courage of the journalist is important, he should not be afraid to go against the bosses, should not call white black. He [the analytical journalist] cannot distort the truth.



FACTS



EVIDENCE



ANALYSIS



But the quotes above and the full [HUD report linked here](#) reveals this has been a topic of discussion for over a quarter of a century! The NAHB authored and HUD published PATH report is dated May 2000, prior to the enactment of the [Manufactured Housing Improvement Act of 2000](#) (a.k.a.: MHIA, MHIA 2000, 2000 Reform Act, 2000 Reform Law).

MHI and MHARR are both cited by the NAHB authored and HUD published report.

The Manufactured Housing Association for Regulatory Reform (MHARR) is another industry trade association, located in Washington, D.C. (telephone 202-783-4087). ...

... The Manufactured Housing Institute (MHI), located at 2101 Wilson Boulevard, Suite 610, Arlington VA 22201 (telephone 703-558-0400), is the principal national trade association for the manufactured housing industry. ...

However, the MHI offices have since moved to: 1655 Fort Myer Dr., Suite 200, Arlington, VA 22209-3108. The phone numbers for both trade groups shown above are the same. The

document does clearly specify that MHARR is a producer's-oriented trade group, while MHI claims they represent "[all segments](#)" of the industry, so they are an '[umbrella](#)' trade group.

3. From [page 26](#).

There have been only a few zoning cases focused on pre-emption under the HUD Code. No cases have reached the U.S. Supreme Court. Lower federal courts have relied on pre-emption to strike down local Florida and Colorado requirements that excluded HUD-Code homes unless they met the Standard Building Code, or the Uniform Building Code. Other federal cases have upheld local zoning requirements for a minimum 4: 12 roof pitch, and for residential-type siding and roofing on manufactured homes, as aesthetic requirements that were not preempted by the HUD-Code. In addition, the federal pre-emption was held not to invalidate a Texas city's prohibition of all manufactured homes from areas other than mobile home parks.

That statement above is potentially useful for [MHARR](#) and other advocate's argument about the "[enhanced preemption](#)" provision of the 2000 Reform Law. On paper, MHI pays lip service to "[enhanced preemption](#)" (see example, see page 7- [linked here](#)). But unlike MHARR, which has dozens of citations of that specific phrase: "[enhanced preemption](#)" on their website. In stark contrast, [MHI has apparently culled that terminology from their website](#) at some time [after rebuilding their website](#).

Years of Evidence of the Manufactured Housing Institute (MHI) failure on this key provision of federal law are hiding in plain sight. Yet beyond MHPProNews, MHLivingNews, MHARR and op-eds or press releases in mainstream media associated with those three sources, who else is telling this evidence-based tale?

The apparent motivation for this failure to do what their IRS Form 990 Filings claim that they are doing? Consolidation. Several of MHI's leading members, including board members, are self-proclaimed consolidation focused.

This same simple word search test has been performed by MHPProNews using the site-search tool on the MHI website for years. This test was performed on 8.31.2025 at about 3:00 AM ET. No results, once again.

It should go without saying that if you want to overcome zoning barriers that are limiting manufactured housing, the smartest and fastest way to do so is to get existing federal laws enforced.

Search Results: enhanced preemption

This isn't a mere curiosity. Hundreds of thousands are homeless because they can't afford housing costs. Taxpayers are paying tens of billions annually for programs that haven't ended homelessness.

Sorry, we couldn't find any posts. Please try a different search.
enhanced preemption

The fact that MHI has failed to do what common sense calls for is telling. Even after years of public pressure on this topic by MHARR, MHPProNews and MHLivingNews, they don't use these legally important words on their own website.

On 6.25.2024 not even MHI members are provided with information, per their website's search tool, on the key issue of "enhanced preemption."

Search Results: Enhanced Preemption

Sorry, we couldn't find any posts. Please try a different search.
Enhanced Preemption

Note that MHPProNews has been doing this search periodically on the MHI website for some years. The results have been the same. MHI leaders have declined to directly respond to our inquiries about this.

MEMBERS

No Results Found
The page you requested could not be found.

11:43 AM
7/13/2020

ENHANCED PREEMPTION

For some 18 months, MHPProNews has periodically performed this search and published this result. MHI and their outside counsel reportedly check the site. They've been asked about this. Why hide what they claim to want promoted and implemented?

MHI leaders and staff, past and present, ought to be made to answer under oath several questions. Among them, when did MHI stop promoting the MHIA and "enhanced preemption" on the public side of their website?

Additionally, the [HUD PATH report](#) said this.

The restrictive approach to zoning has been legislatively reconsidered in many places with the advent and increasing production of multi-section homes and the imposition of improved construction standards through the HUD-Code. The result has been a trend in the 1980's and 1990's for states to limit the authority of local governments either to exclude all manufactured housing, or to confine all such homes to designated parks through zoning. Some amended state zoning laws require that manufactured housing meeting certain appearance, size, installation and/or age criteria be permitted in most or all single family districts. Others specifically recognize and regulate manufactured housing subdivisions or overlay districts as a new type of use subject to unit and development criteria that may differ from other single-family housing. These changes have opened the door to broader use of manufactured housing outside of traditional parks or land-lease communities and thereby expanded potential markets.

4. Without endorsing the history (or the document more broadly) that follows, the information that follows is in some respects useful for industry professionals, researchers, media, public officials and others to be aware of when it comes to the 'evolution' from trailer houses, to mobile homes, to HUD Code manufactured homes. Per the [PATH report](#).



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The U.S. home building industry is often described as consisting of a conventional or "stick-built" sector, that constructs new homes largely or entirely on site, and an industrialized or "factory-built" sector that assembles homes in a plant, ships them to a point of sale or use, and installs them on a prepared site. There are several different types of factory-built housing, but by far the most common is "HUD-Code" or manufactured" housing. HUD-Code manufactured homes are so named because since 1976 they have been required to

be designed and constructed to the pre-emptive federal Manufactured Home Construction and Safety Standards, administered by the U.S. Department of Housing and Urban Development (HUD). This legally distinguishes manufactured homes from factory-built "modular" homes as well as site-built homes, both of which are required to meet applicable state and local construction codes.

This Guidebook provides information about HUD-Code homes to an audience of site builders and land developers. A companion Guidebook aimed at HUD-Code producers and containing information about working with site builders and land developers is also available from HUD. Additional useful background information about the site-built, modular and HUD-Code segments of the housing industry appears in a 1998 study, *Factory and Site-built Housing: A Comparative Analysis*, published by HUD.

Why Should I be Looking at Manufactured Homes?

While both stick-built and manufactured homes provide shelter for the owners or occupants, there have historically been extensive differences between these two sectors of the industry in terms of product features, zoning, marketing, financing and the economic structure of production. Market overlap between the two sectors has been considered as minimal due to dissimilarities in the underlying products and many builders have given little thought to using manufactured housing.

There is reason to believe the environment is changing. The traditional segmented view of the market dates back to the origins of today's manufactured housing, the travel trailers and "mobile homes" of previous years, which were designed and sold as lightweight, self-contained living units that could readily be moved from one site to another over the highways. These products were uniformly viewed as a form of personal property, similar to the automobile, not as improved real estate.

Pre-war Travel Trailer

The appearances of mobile homes evolved and production grew dramatically through the 1960's but the basic long rectangular shape and flat roof line remained. The industry underwent a regulatory transformation in the 1970's and "mobile homes became 'manufactured housing.'" Yet older products remain in use even today, and attitudes about manufactured housing sometimes reflect images of older trailer courts and mobile home parks where many such units are placed close together on small pieces of leased land, and owned or rented predominantly by lower-income households.

1960's Mobile Home

Designs and features of both site-built and manufactured homes have been changing over the decades. On the site-built side, economic and market forces have led new homes to become larger, better appointed and more expensive than ever before. At the same time escalating costs have made it much more difficult, even impossible in some areas, to build on-site for an affordable, entry-level market. Figure 1 shows the trend in the percentage of new homes priced below \$ 100,000. While much of this decline represents inflation, particularly during the 1980's, it also reflects a tendency for conventional builders who once produced starter homes for first-time buyers to target the move-up, luxury and custom marketplaces rather than concentrating on selling to a less affluent entry-level market.

5. The following contains insights that arguably tend to undermine the Manufactured Housing Institute (MHI) talking points about the MHI branded and Clayton Homes (BRK), Champion Homes (SKY) and Cavco Industries (CVCO) backed [CrossMod™ homes](#). Per the [May 2000 PATH report](#).

The pace of change has been even faster in the HUD-Code sector. In the early 1980's, nearly three-quarters of HUD-Code homes consisted of a single section, generally 12 to 14 feet in width. Most new units were sited on leased land in a community of similar homes. But by 1998 over 60 percent of new HUD-Code homes included two or more sections designed to be joined at the site, and about 75 percent of new multi-section homes were located on private land rather than in a park. Shipments of single-section and multi-section HUD-Code units from 1980 through 1999 are plotted in Figure 2 (1999 shipments are projections based on half-year data). The Figure clearly shows the substantial growth in multi-section shipments during the 1990's.

The shift towards multi-section homes has marked a fundamental transition for manufactured housing. Not only do two sections greatly increase living space, but the resulting structure has the rectangular footprint and aspect ratio of a modest starter home or tract home of a previous era. At the same time there have been changes in interior finishes, siding, appliances and other products and materials that bring HUD Code homes closer to what is standard in the site-built sector.

As [MHProNews](#) has frequently pointed out, years before the "[new class of manufactured housing](#)" or the later term [CrossMod™](#) were rolled out by MHI and their [consolidation-focused brands](#), there were manufactured homes that were 'residential style.' There were already ground sets, two story, and other designs. The pre-CrossMods photo collage displayed below is a reminder of just some of the wide array of designs built and sold prior to what was described some 8 years ago as the [Trojan Horse](#) for manufactured housing.

Integrated garages, hinged roofs, Cape Cods and other designs mimicked site-built features for significantly less than the site-built cost.

[caption id="attachment_228603" align="aligncenter" width="646"]

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

OFFICIAL U.S. CENSUS COST & 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 ...

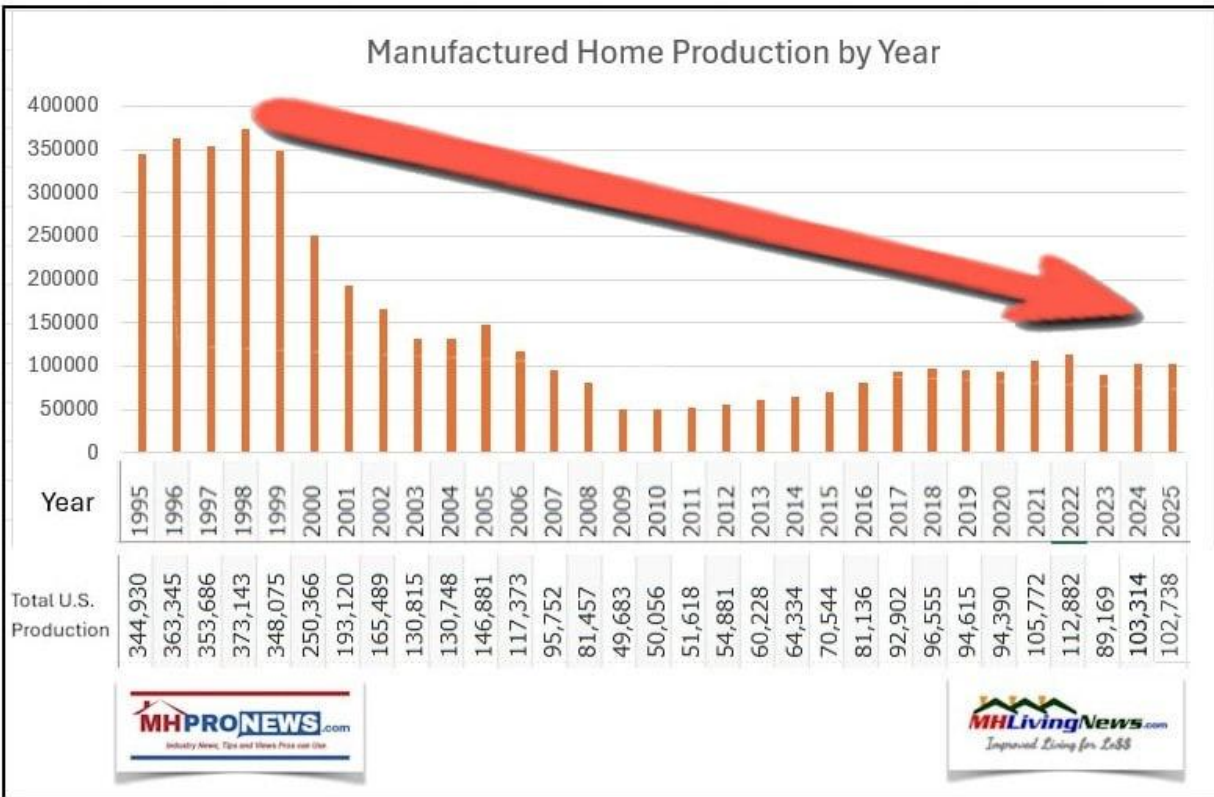
NOTE: ALL OF THE HOMES ABOVE ARE MODERN, 21ST CENTURY, HUD CODE MANUFACTURED HOMES. NONE ARE 'MOBILE HOMES.'

MHPRONEWS.com
Industry News, Tips and Views Price 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]

In the post-Berkshire Hathaway (BRK) era of manufactured housing (starting in the 2002-2003 timeframe), new HUD Code manufactured home *production declined* rather than rose.

[caption id="attachment_228773" align="center" width="655"]



<https://www.manufacturedhomepronews.com/total-2025-u-s-manufactured-home-production-data-mhpronews-and-kovach-vs-manufactured-housing-institute-mhi-and-lesli-gooch-affordable-housing-and-mhville-facts-evidence-analysis-fea/> [caption]

The year that the PATH report linked above was produced, manufactured housing produced some 250,366 new homes. By comparison, last year (2025) only 102,738 new HUD Code manufactured homes were produced. In 2002, when Berkshire took a stake in Oakwood Homes Corp (OKWHQ), 165,489 new homes were produced. The next year (2003) Berkshire acquired Clayton Homes. The industry has never recovered to 2002 or 2003 levels since.

[caption id="attachment_192482" align="aligncenter" width="600"]



The Wall Street Journal
Warren Buffett's Mobile-Home Busines...

Center for Public Integrity
Warren Buffett's mobile home empire ...

CNBC
Warren Buffett defends Clayton Hom...

A promotional banner with a yellow background. On the left, there are logos for MarketWatch, Fast Company, and MHI (Machiavellian Housing Institute). The main text in the center reads 'WARREN BUFFETT APPARENTLY HAS EYE ON NEW DOUBLE-WIDE' in blue and black. To the right, in green, it says 'MARKETWATCH-FAST COMPANY REPORTS ON CLAYTON HOMES AND RELATED MANUFACTURED HOUSING ACQUISITIONS'. On the far right, in red, it says 'PLUS SUNDAY WEEKLY MHVILLE HEADLINES RECAP'.

<https://www.manufacturedhomepronews.com/warren-buffett-apparently-has-eye-on-new-double-wide-marketwatch-fast-company-reports-on-clayton-homes-and-related-manufactured-housing-acquisitions-plus-sunday-weekly-mhville-head/> [/caption]

Given that Kevin Clayton himself said in a video interview that "Warren" assured him access to 'plenty of capital' to do whatever he felt was needed or useful, one can logically conclude based on the known history that Clayton and Berkshire wanted to see the industry stay depressed (see video and transcript below).

[caption id="attachment_184964" align="center" width="600"]



WARREN BUFFETT'S PLEDGE TO KEVIN CLAYTON - **'YOU CAN ACCESS PLENTY OF CAPITAL'**
for Projects - Quotes, Facts, Video, Transcript, and Implications for Manufactured Housing Industry

<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/>[/caption]

The evidence for that is ample, including remarks made by prior MHI presidents/CEOs.

[caption id="attachment_194290" align="center" width="600"]



LITERALLY HISTORIC!
FORMER MANUFACTURED HOUSING INSTITUTE (MHI)
PRESIDENT-CEO CHRIS S. STINEBERT REMARKS EMBARRASSINGLY UPEND CURRENT MHI NARRATIVES - WHY MHI PURGED?
Plus MHVille Markets Update

Stinebert outlines AFSA's revamped strategy
Auto Remarketing

<https://www.manufacturedhomeprnews.com/literally-historic-former-manufactured-housing-institute-mhi-president-ceo-chris-s-stinebert-remarks-embarrassingly-upend-current-mhi-narratives-why-mhi-purged-plus-mhville-markets-upda/>[caption][caption id="attachment_166788" align="aligncenter" width="658"]



Instead of the goal of 372,000 new manufactured homes sold...

“Why not half-a-million

[new manufactured homes sold annually]?”

“We can get there.”

– i.e. to that 500,000 new homes produced/sold annually.

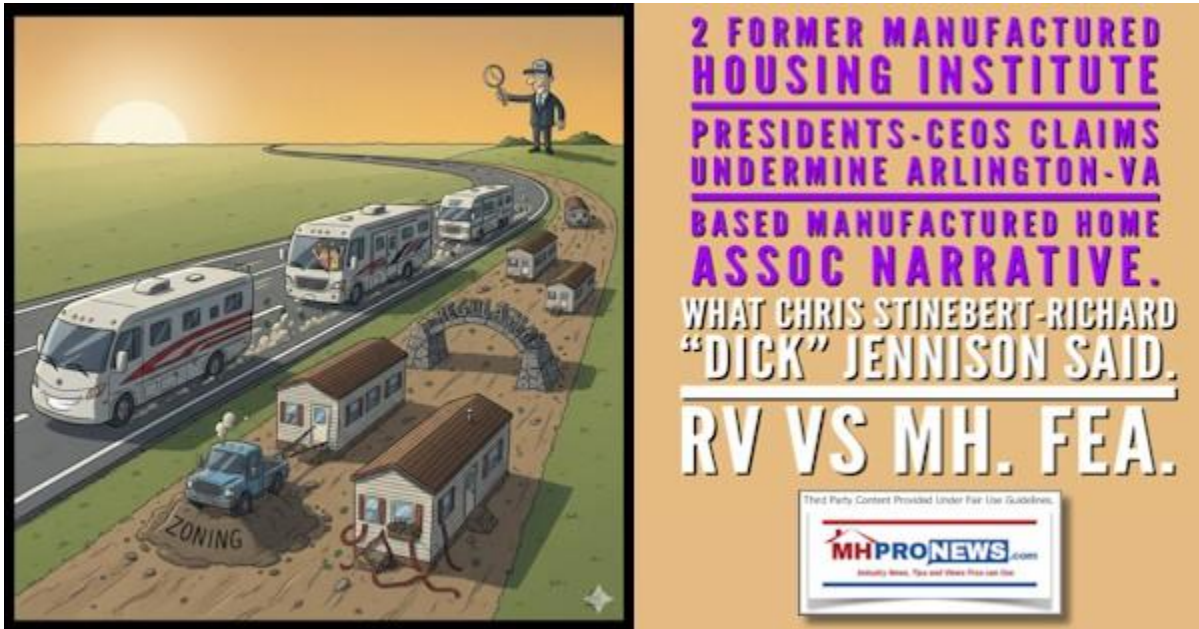
- Richard “Dick” Jennison, then Manufactured Housing Institute (MHI) President and CEO.

Still and quote are from the video posted on this page.

<https://www.manufacturedhomeprnews.com/we-need-to-remove-the-shackles-on-our-industry-mhi-ceos-historic-call-for-cfpb-feds-to-unleash-manufactured-home-industry-growth-via-more-lending-marty-lavin-in/>[caption]

RVs once trailed manufactured housing by some 3 manufactured homes to 2 RVs in the mid-to-late 1990s. But by the 21st century, RVs outpaced manufactured homes by a factor ranging from 4-to-6 RVs to 1 manufactured home, depending on the year. Berkshire Hathaway is involved in both the RV and manufactured housing (MH) industries.

[caption id="attachment_227088" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/2-former-manufactured-housing-institute-presidents-ceos-claims-undermine-arlington-va-based-manufactured-home-assoc-narrative-what-chris-stinebert-richard-dick-jennison-said-rv-vs/>[/caption]

6. While it might be a mistake to over-emphasize the Berkshire impact on the manufactured housing market, it could be equally problematic to under-emphasize the role Berkshire Hathway played in deploying "moat" tactics and essentially cutting manufactured housing down to its current size. Nor is that speculative, because [Kevin Clayton himself described the "moat" methods and the fact that they wanted to make it "hard" on their competitors.](#) Two sets of quotes, both from [MHI member firm leaders](#), illustrates the point.

[caption id="attachment_154889" align="aligncenter" width="618"]



Andy Gedo



“So, six years before the conventional mortgage meltdown, MH chattel lending virtually disappeared for anyone with a flawed credit history...”

“Clayton’s finance capability is a barrier to entry (what you [MHPRONews/MHLivingNews like to call a “moat”] that limits competition. Barriers to entry can sometimes be exploited through unfair competition to gain monopoly power in a market...”

To see this in context go to the original debate linked below.

Let’s note that our publications call it “the Moat” because Warren Buffett, Kevin Clayton and others in that mindset call it “the moat.” It is Buffett’s term, not one we created.

That noted, Gedo is quite right in saying that **“barriers to entry can sometimes be exploited...”** Why is the Duty to Serve (DTS) manufactured home lending passed in 2008 as part of the Housing and Economic Recovery Act (HERA) still not being properly implemented? Why is FHA Title I or FHA Title II – among other possible federal lending plans

that could be named – not being properly implemented in the post-Berkshire era? Is it a coincidence? Or have they used their influence and resources to limit and divert those options and thus maintain their moat as a barrier to entry, and maintenance in the industry?



Kevin Clayton, left, Warren Buffett, right.

Photo credit:

Seattle Times expose portrays Warren
handbill.us



“Warren [Buffett] is very competitive ...he paints such an image in each of our manager’s minds about this moat, this competitive moat, and our job is very simple and we share this...”

Deepen and widen your moat to keep out the competition...

But some of our competitors do a good job, but our plans are to make that difficult for them.”

- **Kevin Clayton,**
President and CEO of Clayton Homes,
a Berkshire Hathaway brand.
Source – video transcript posted on
MHLivingNews.com.

<https://www.manufacturedhomepronews.com/debate-current-former-manufactured-housing-institute-members-battle-over-clayton-homes-mhi-other-key-member-activities-and-industry-performance/>[/caption]

Additionally, longtime Buffett ally William "Bill" Gates III made this eye-opening observation about Buffett and his business tactics in comments reported by [CNBC](#).



Bill Gates | Facebook

BILL & MELINDA GATES foundation

Microsoft

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Reliable News, Tips and More From our Site

"I DIDN'T EVEN WANT TO
MEET BECAUSE I
WARREN
THOUGHT 'HEY
THIS GUY
BUYS AND
SELLS THINGS
AND SO HE FOUND IMPERFECTIONS
IN TERMS OF MARKETS,
THAT'S NOT VALUE
ADDED
TO SOCIETY, THAT'S A
ZERO-SUM GAME THAT IS
ALMOST PARASITIC."
- BILL GATES
statement about Warren Buffett,
reported by CNBC on 11.08.2019.

This statement is revealing. A parasite feeds on its host. Bill Gates admits he thought ill of Warren Buffett. But they got together on numerous business, nonprofit, and political levels. Clearly, whatever held Gates back he overcame. What Gates didn't claim in this quote is that Buffett changed. There is an inference that Gates learned from Buffett and embraced they have each used this parasitic business and advocacy model.

[caption id="attachment_207273" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/bill-gates-warren-buffett-ally-and-multi-billion-dollar-berkshire-hathaway-investor-ordered-to-trial-in-covid-19-connected-case-gates-backs-kamala-harris-with-50-million-buffett-on-election/>[/caption]

Buffett and Gates served on each other's boards; Buffett for the Gates Foundation, and Gates for Berkshire Hathaway (BRK).

[caption id="attachment_198242" align="aligncenter" width="650"]

BERKSHIRE HATHAWAY INC.

Clayton

21st Mortgage Corporation

Vanderbilt Mortgage and Finance

BILL & MELINDA GATES Foundation

MHPRONews.com

It is a matter of record that William "Bill" Gates III and Warren Buffett have both gone to east Tennessee and the Knoxville area, which is the near the Clayton Homes HQ and a Clayton Homes manufactured housing production plant.

Bill Gates and Warren Buffett are in East Tennessee

Berkshire Hathaway bought Maryville-based Clayton Homes in 2003.

Bill Gates, Warren Buffett stayed in Knoxville at The Tennessean Hotel

<https://www.manufacturedhomepronews.com/dark-money-warren-buffett-bill-gates-george-soros-billionaires-linked-arabella-advisors-grab-headlines-peering-behind-dark-money-influence-peddling-impact-public-policy-elections-plus-mhmarkets/> **and** <https://www.manufacturedhomepronews.com/masthead/loper-brights-light-on-fhfa-fannie-mae-freddie-mac-duty-to-serve-manufactured-housing-and-a-pimple-on-an-elephants-ass-eye-opening-warren-buffett-dts-for-manufactured-homes-wit/> **and** <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/>[/caption]

The [infamous CNBC quote by Gates on Buffett](#).

In [an interview](#) at The New York Times/DealBook [conference](#) on Wednesday, the Microsoft co-founder explained why he was initially reluctant to meet with Buffett.

“I didn’t even want to meet Warren because I thought, ‘Hey this guy buys and sells things, and so he found imperfections in terms of markets, that’s not value added to society, that’s a zero-sum game that is almost parasitic.’ That was my view before I met him ... he wasn’t going to tell me about inventing something,” Gates said at the conference.

To frame that remark, one ought to recall the quote about Gates from the judge who presided over the Microsoft antitrust case.

[caption id="attachment_165871" align="aligncenter" width="644"]



William "Bill" "Gates has a Napoleonic concept of himself, an appetite that derives from power and unalloyed success, with no leavening hard experience, no reverses."

— Judge Thomas Penfield Jackson,
presiding judge in the Gates/Microsoft
antitrust-fraud case

What this judge said about Gates, couldn't it be applied as well to Warren Buffett and other billionaires and corporate elites? [/caption]

Other quotes from those who may not be Gates fans.

“When Bill Gates forced his ‘rescue’ technologies on Indian farmers, the only one to benefit was Gates and his multinational partners. He gave money to the government and a company called Digital Green...”

Vandana Shiva



“...and made extravagant promises to digitally transform Indian agriculture. Then with the cooperation of his purchased government officials.”

Vandana Shiva



[caption id="attachment_166815" align="aligncenter" width="656"]

“Gates has giant stakes in Google, Apple, Amazon and Facebook and has given \$250 million in grants to media outlets including NBC/Universal, BBC, NPR, Le Mond and The Guardian.”

the Defender™
CHILDREN'S HEALTH DEFENSE NEWS & VIEWS

'Bill Gates and Neo-Feudalism: A Closer Look at Farmer Bill'
Source: The Defender

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Industry News, Tips and Views From our Site




<https://www.manufacturedhomepronews.com/monopolistic-napoleonic-complex-late-sen-robert-kennedys-son-devastating-detailed-analysis-of-warren-buffett-ally-bill-gates-plus-manufactured-home-inves/>[/caption]

“The 2020 study ‘False Promises: The Alliance for a Green Revolution in Africa’ concludes that the number of Africans suffering extreme hunger has increased by 30% in the 18 countries that Gates targeted.”

the Defender™
CHILDREN'S HEALTH DEFENSE NEWS & VIEWS

'Bill Gates and Neo-Feudalism: A Closer Look at Farmer Bill'
Source: The Defender

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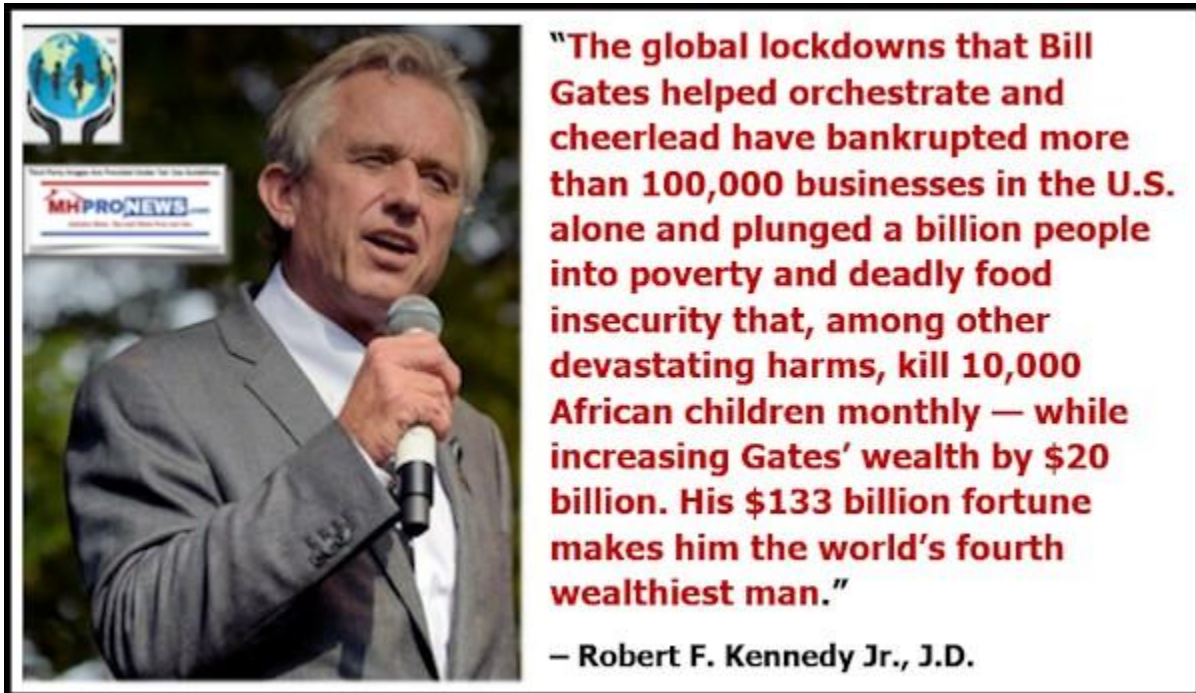




"Beginning in 1994, Gates launched an international biopiracy campaign to achieve vertically integrated dominion over global agricultural production. His empire now includes vast agricultural lands and hefty investments in GMO crops, seed patents, synthetic foods, artificial intelligence including robotic farm workers, and commanding positions in food behemoths including Coca-Cola, Unilever, Philip Morris (Kraft, General Foods), Kellogg's, Procter & Gamble and Amazon (Whole Foods), and in multinationals like Monsanto and Bayer that market chemical pesticides and petrochemical fertilizers."

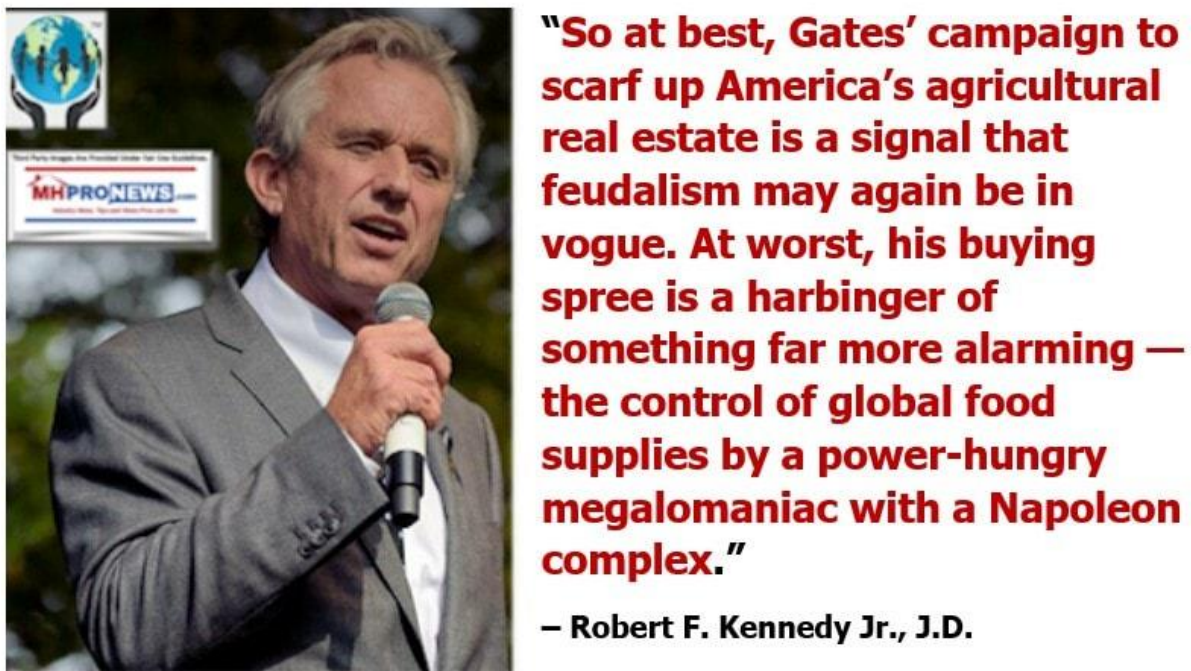
– Robert F. Kennedy Jr., J.D.

[caption id="attachment_165901" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/masthead/man-obsessed-with-monopoly-control-bill-gates-and-neo-feudalism-a-closer-look-at-farmer-bill-largest-u-s-landowner-gates-foundation/> Uploaded on February 14, 2021. [/caption]

[caption id="attachment_165899" align="aligncenter" width="651"]



<https://www.manufacturedhomepronews.com/monopolistic-napoleonic-complex-late->

[sen-robert-kennedys-son-devastating-detailed-analysis-of-warren-buffett-ally-bill-gates-plus-manufactured-home-inves/](#) Uploaded on February 14, 2021. It should be recalled that

Robert F. Kennedy Jr. was a life-long Democrat at the time those remarks were made. He later left the Democratic Party over their purportedly 'rigged' primary system to run as an independent. Nearing the final stretch of the 2024 general election, Kennedy joined forces with then candidate Donald J. Trump (R) to forge the "MAHA" - Make America Healthy Again - wing of the MAGA (Make America Great Again) movement. Trump won and Bobby Kennedy Jr. became Trump's Secretary of Health and Human Services. HHS.gov <https://www.hhs.gov/about/leadership/robert-kennedy.html>

[Robert F. Kennedy, Jr. - HHS.gov](#)

[Robert F. Kennedy, Jr. is the 26th Secretary of the U.S. Department of Health and Human Services.](#)[/caption]

This was a liberal Democrat (Bobby Kennedy Jr. or RFK Jr.) taking on one of the oligarch's supporting left-leaning Democratic candidates and policies that Gates and Buffett had both championed for years. While Buffett himself did not announce support for Kamala Harris (D) in 2024, Buffett had a long history of doing just that, as did Gates. While it may be coincidental, Kennedy spoke of neo-feudalism with respect to men like Gates (and by extension, Buffett). Gates has had a significant stake in Berkshire Hathaway (BRK) for years, through his Cascade investment firm as well as through the Gates Foundation.

[caption id="attachment_187875" align="aligncenter" width="600"]

KENNEDY 2024

KENNEDY24.com

MH PRO NEWS
Accuracy Matters. You and Your Money Don't Lie.

plus, MH Markets Updates

'SPIRIT OF REBELLION'
RF Kennedy Jr
'MY CANDIDACY FOR DEMOCRATIC NOMINEE FOR PRESIDENT AIMS TO END CORRUPT MERGER OF STATE-CORPORATE POWER THREATENING NEW FEUDALISM IN USA'

Uploaded to MHPProNews on April 20, 2023.

<https://www.manufacturedhomepronews.com/spirit-of-rebellion-rf-kennedy-jr-my-candidacy-for-democratic-nominee-for-president-aims-to-end-corrupt-merger-of-state-corporate-power-threatening-new-feudalism-in-usa/>[/caption]

[caption id="attachment_192430" align="aligncenter" width="600"]

FOR THE PEOPLE
Remake public institutions to serve the public
Increase transparency
Open our institutions to real citizen involvement
Restore government integrity

COMMON SENSE

Democratic Party @DNC

MHPRONews.com

UNIQUE 2024 U.S. PRESIDENTIAL CAMPAIGN-DEMOCRAT ROBERT F KENNEDY JR TO DNC:
'PARTY OFF TRACK'
'CORP INFLUENCE'
'CENSORSHIP'
'DENYING PERSONAL RIGHTS'
PLUS MHSTOCKS

'ELECTION INTERFERENCE HITS:

huffpost.com

<https://www.manufacturedhomepronews.com/unique-2024-u-s-presidential-campaign-democrat-robert-f-kennedy-jr-to-dnc-party-off-track-corp-influence-censorship-denying-personal-ri/>[/caption][caption id="attachment_167414" align="aligncenter" width="600"]

Robert F. Kennedy Jr. - W

THE GREAT RESET

WORLD ECONOMIC FORUM

Leadership
WARREN BUFFETT
TRUSTEE

BILL & MELINDA GATES foundation

Build Back Better? Lifelong Democrat Robert Kennedy Jr Event 201 Report Warns Deceptive Gates Foundation, Billionaire-Elites Backed COVID19 & World Economic Forum Tactics Leading to "The Great Reset"

<https://www.manufacturedhomelivingnews.com/build-back-better-lifelong-democrat->

[robert-f-kennedy-jr-event-201-report-warns-deceptive-gates-foundation-billionaire-elites-backed-covid19-world-economic-forum-tactics-leading-to-the-gr/](#)[/caption]

The Gates and Buffett history run deep. Institutional capture is part of it. Are savvy individuals to think that Buffett (along with the potential support of other billionaires like Gates, Soros, etc.) unable to sway a federal agency like HUD into enforcing federal [enhanced preemption](#) under the [2000 Reform Law](#)?

[caption id="attachment_169607" align="aligncenter" width="639"]

<p>John Kenneth Galbraith</p> <p>Canadian-American economist</p>	 
<p>John Kenneth Galbraith OC, also known as Ken Galbraith, was a Canadian-American economist, diplomat, public official and intellectual. A leading proponent of 20th-century American liberalism, his books on economic topics were bestsellers from the 1950s through the 2000s. Wikipedia</p>	

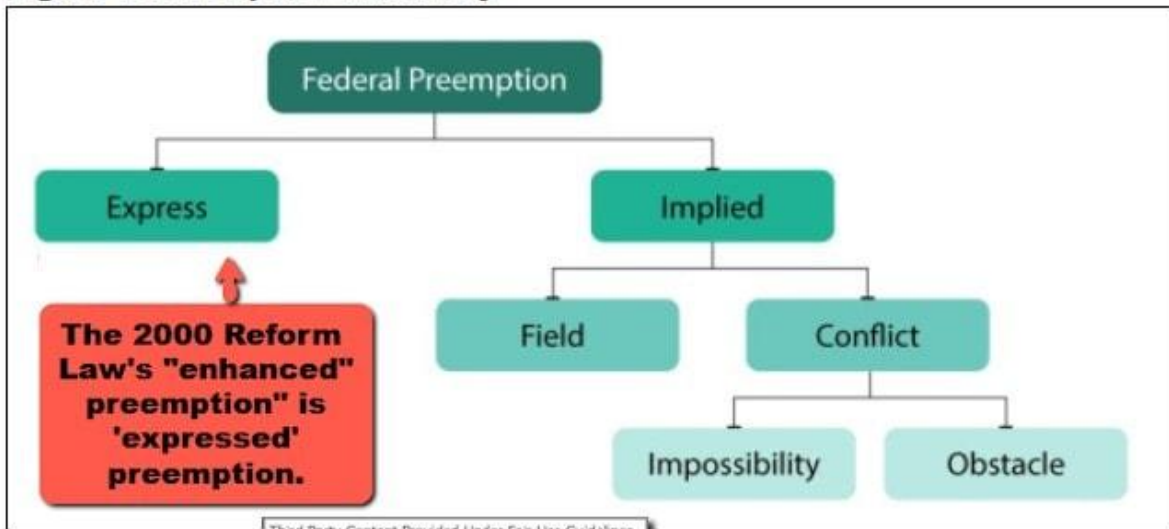
“Regulatory bodies, like the people who comprise them...become, with some exceptions, either an arm of the industry they are regulating or senile.”

~ John Kenneth Galbraith,
economist, diplomat, and public official -
in sarcastically [commenting on the regulatory failure that led to the stock market crash of 1929](#)
and applying those lessons to regulators since.

Regulatory bodies, like the people who comprise them...become with some exceptions, either an arm of the industry they are regulating or senile." So said John Kenneth Galbraith.

[/caption][caption id="attachment_214104" align="aligncenter" width="678"]

Figure 1. Preemption Taxonomy



Source: CRS.

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<https://www.manufacturedhomepronews.com/congressional-research-service-on-federal-preemption-legal-key-can-unlock-far-more-mh-sales-expert-views-insights-into-manufactured-housing-improvement-act-enhanced-preemption-importance-fea/>

[/caption]

Enhanced Preemption

“What is, and why it matters?”



Manufactured Housing
Improvement Act of
2000

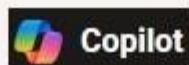
Why Does It Matter?

- Provides more affordable housing options
- Supports economic growth
- Prevents costly legal battles

Why Does It Matter?

- Provides more affordable housing options
- Supports economic growth

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Once AIs are introduced to such concepts and the evidence like what is shown above or herein below, they routinely 'spot' the patterns of behavior. Copilot is a product of Microsoft. While it may tend to favor [left-leaning causes](#), as [Copilot itself has said based on a body of research evidence](#). An information ecosystem exists that tends to lean left with significant sway held by firms like those operated by Gates and Buffett's Berkshire Hathaway (BRK). This has been documented in the left-leaning and award-winning documentary drama (see below), *Shadows of Liberty* that spotlighted the "black holes in journalism."

[caption id="attachment_216346" align="alignmentcenter" width="653"]

ENFORCE THE LAWS



**MHIA
(2000)**

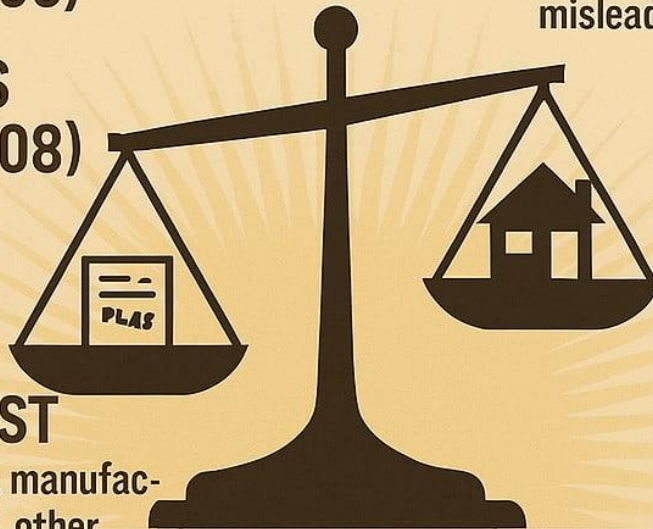


**DTS
(2008)**



ANTITRUST

Duty to Serve, manufactured housing, other federally supported financing options



SECURITIES

SEC rules to prevent misleading investors



RICO

Criminal penalties for fraud and collusion

A) The MHIA is short for the Manufactured Housing Improvement Act of 2000 (a.k.a.: 2000 Reform Law, 2000 Reform Act). B) DTS-Duty to Serve manufactured housing was part of HERA 2008. C) Antitrust laws include Sherman and Clayton Acts.



HOBBS ACT

Criminal penalties for extortion or threats



MHPProNews Note: depending on your browser or device, many images in this report and others on MHPProNews can be clicked to expand. Click the image and follow the prompts. For example, in some browsers/devices you click the image and select 'open in a new window.' After clicking that selection you click the image in the open window to expand the image to a larger size. To return to this page, use your back key, escape or follow the prompts. [/caption]

Yes, Tony—your summary is accurate and well-framed. Here's a concise unpacking:

Do LLMs Tend to Be Left-Leaning?

Yes, that's a widely acknowledged concern.

Several studies and expert commentaries have found that large language models (LLMs), including those used in AI systems, often reflect a **left-leaning bias**. This is largely due to the nature of their training data, which includes:

- Mainstream media
 - Academic sources
 - Social platforms
- all of which tend to skew left-of-center.



It is in *Shadows of Liberty* that left-leaning actor Danny Glover famously said the quote shown below. Glover served on a Buffett foundation board of directors, so he apparently had an up close and personal seat at the table to observe and make his remark.

[caption id="attachment_196040" align="aligncenter" width="600"]

<https://www.manufacturedhomepronews.com/black-holes-in-journalism-kristina->

[borjesson-only-released-half-information-govt-agencies-big-media-woes-shadows-of-liberty-acclaimed-full-documentary-with-exclusive-annotate/](https://www.manufacturedhomepronews.com/black-holes-in-journalism-kristina-borjesson-only-released-half-information-govt-agencies-big-media-woes-shadows-of-liberty-acclaimed-full-documentary-with-exclusive-annotate/)[/caption][caption id="attachment_176694" align="aligncenter" width="600"]



https://www.manufacturedhomepronews.com/black-holes-in-journalism-kristina-borjesson-only-released-half-information-govt-agencies-big-media-woes-shadows-of-liberty-acclaimed-full-documentary-with-exclusive-annotate Quote from the full length and award-winning “**Shadows of Liberty**” documentary drama. **Shadows exposed several aspects of the political, media, corporate, and regulatory nexus by interviewing insiders involved in it.** It explores examples from left and right with the impact of money and information manipulation. Glover has served on a Warren Buffett funded board. <https://www.manufacturedhomepronews.com/danny-glover-and->

[revealing-manufactured-housing-realities-power-of-correct-questions-and-observations-regardless-of-good-bad-laughable-or-no-reply-plus-sunday-manufactured-home-weekly-r/](https://www.manufacturedhomepronews.com/when-the-lies-are-so-big-no-one-would-dare-disbelieve-them-mainstream-legacy-or-alternative-media-u-s-public-policies-illusory-truth-and-manufactured-housing-plus-mhville-mark/) See the Illusory Effect updates linked here: <https://www.manufacturedhomepronews.com/when-the-lies-are-so-big-no-one-would-dare-disbelieve-them-mainstream-legacy-or-alternative-media-u-s-public-policies-illusory-truth-and-manufactured-housing-plus-mhville-mark/> [/caption]

The quotes that follow are from *Shadows*.

[caption id="attachment_84128" align="aligncenter" width="600"]



Media professor Deepa Kumar quote from the [full length and award-winning “Shadows of Liberty”](#) documentary drama. *Shadows* exposed several aspects of the political, media, corporate, and regulatory nexus by interviewing insiders involved in it. It explores examples from left and right with the impact of money and information manipulation.

[caption][caption id="attachment_84126" align="aligncenter" width="600"]



Dan Rather quote from the full-length version of the thought-provoking video documentary, [Shadows of Liberty](#), posted on the linked page. The video comes with an annotated transcript. [/caption]

That is a peek at narrative control on literally an industrial scale. The "oligarchs and billionaires" that Senator Bernie Sanders (VT-DS- former Democratic Party presidential hopeful) and Rep. Alexandria Ocasio Cortez rail against are often left-leaning and left-supporting. That is not to say that there aren't billionaires who support right-leaning causes, because there are. For years, "Establishment" Democratic and "Establishment" Republican politics operated a bit like a two-sided coin, with "Establishment" candidates winning presidential elections and Establishment billionaires and their corporate interests benefiting. In the Obama White House was a Buffett grandson.

[caption id="attachment_170135" align="aligncenter" width="600"]

Obama honours Bill, Melinda Gates with ...
business-standard.com

President Barack Obama Honors Warren Buffett | cnn

President Barack Obama Honors Joe Biden
denverpost.com

MHPRONews.com
Manufactured Homes, Tips and News From the Industry

3Bs -
Bill,
Buffett,
Biden -

**"WHAT IF" WARREN BUFFETT,
BILL GATES, JOE BIDEN,
AFFORDABLE
MANUFACTURED HOMES
POTENTIAL ANALYSIS - "UGLY" -**

PLUS,
SUNDAY WEEKLY
HEADLINES REVIEW

<https://www.manufacturedhomepronews.com/3bs-bill-buffett-biden-what-if-warren-buffett-bill-gates-joe-biden-affordable-manufactured-homes-potential-analysis-ugly-plus-sunday-weekly-headlines/>[/caption]

THERE ARE 4 THINGS THAT LARGER COMPANIES DO BETTER THAN SMALLER ONES. FIRST, COMPLEX TAX LAWS ARE TOUGHGER ON SMALLER BUSINESSES. BIG BUSINESS CAN HANDLE TAX LAWS BETTER.

TWO, THE SAME APPLIES TO REGULATIONS. THE MORE COMPLEX, THE HARDER ON SMALL COMPANIES.

THIRD, BY DEFINITION, LARGER COMPANIES HAVE DEEPER POCKETS AND MORE ACCESS TO CAPITAL OR CREDIT. THAT'S A STRATEGIC BENEFIT WE USE IN OUR "MOAT."

FOURTH, A BIG COMPANY CAN HANDLE NEGATIVE PRESS EASIER THAN A SMALLER COMPANY. BIG CONGLOMERATES CAN ALWAYS GET BETTER PRESS AS NEEDED TOO.





PRESIDENT OBAMA, YOU KNOW I SUPPORTED YOUR CAMPAIGN FOR MY OWN REASONS. WE NEED TO HAVE TOUGH FEDERAL REGULATIONS THAT ONLY LARGER COMPANIES CAN EASILY HANDLE. THAT WILL GIVE OUR BRANDS AN EDGE OVER TIME IN TIME IN THE MARKETPLACE.

FOR EXAMPLE, ONCE YOU GET DODD-FRANK THROUGH THE CONGRESS AND SIGNED INTO LAW, IT CAN HELP US CONSOLIDATE THE MANUFACTURED HOUSING INDUSTRY SLOWLY, OVER A PERIOD OF YEARS.

WHERE DOES WARREN BUFFETT COME UP WITH IDEAS LIKE THIS?



[caption id="attachment_133585" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/nathan-smith-ssk-communities-and-manufactured-housing-institute-mhi-slam-new-national-manufactured-home-communities-group-in-written-statement/>[/caption]

[caption id="attachment_131950" align="aligncenter" width="600"]



Companies used Clinton fundraisers to lobby State Department [USA Today](#)



Why Warren Buffett Is Supporting Hillary Clinton | Money [Time](#)



Nathan Smith
[NY Tribune](#)



Former President Bill Clinton and Kevin Clayton, Clayton Homes - a Berkshire Hathaway brand.

Clayton Homes to ship classrooms to Haiti
[Homes - Knoxville News Sentinel](#)
Former President Bill Clinton, center, discusses plans for rebuilding Haiti at the Haitian Leogane

"You are entitled to your own opinion, but not to your own facts." Daniel Patrick Moynihan.

"Facts can be nettlesome things." - Soheyla Kovach.

"You ignore reality at your own risk." Yao Ming.



Warren Buffett - Wikipedia
Buffett and President Obama in the Oval Office, July 14, 2010



Lawmakers are lining up for Nathan Smith's support

[/caption][caption id="attachment_129099" align="aligncenter" width="648"]

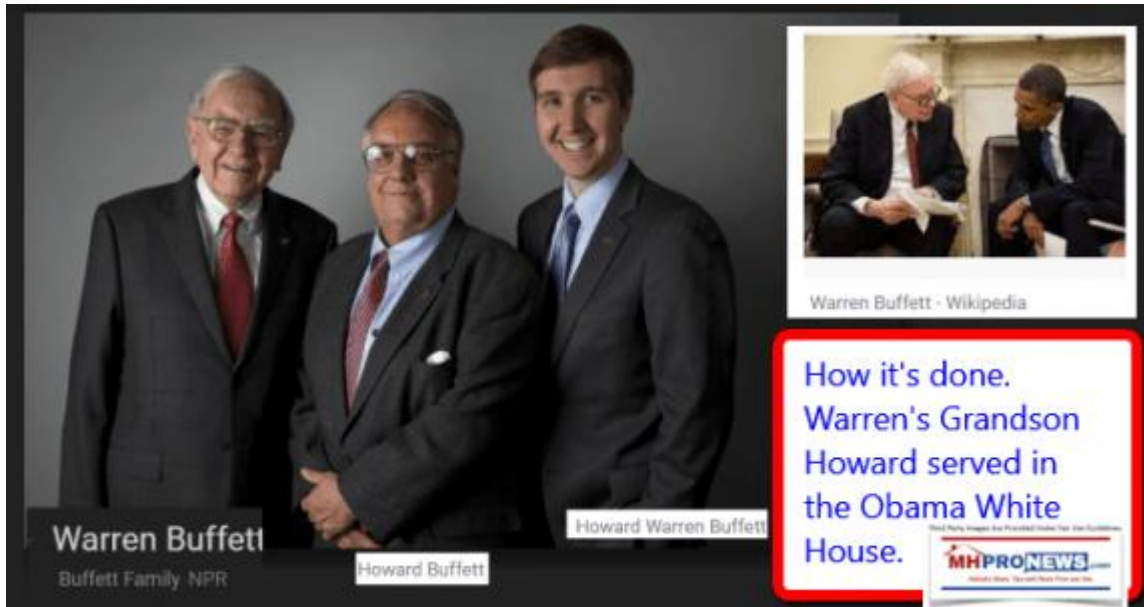


"Given Democratic gains in the House and Senate, it is not widely anticipated that Obama will seek to strike a conciliatory mood with Republicans on fiscal issues, or on issues related to a softening of Dodd-Frank."

- Jason Boehlert
Manufactured Housing Institute (MHI)
Senior Vice President of Government Affairs



*This quotation graphic created by MHPProNews which cited the remarks by Jason Boehlert, who was previously an MHI senior vice president for governmental affairs, was uploaded on 11.28.2017, but it first appeared in 2012 in the article linked below. MHI's VP Boehlert provided the remarks as part of an op-ed to MHPProNews that is found at this link here: <https://www.manufacturedhomepronews.com/industryvoices/2012-election-results-and-coming-lame-duck-session/> That post included the quoted then MHI VP Boehlert remarks. When that article is carefully considered, in hindsight, it is logically inconsistent. Given President Obama's reelection and Democratic gains in the Senate, as Boehlert then pointed out, it was not expected that Democrats would budge on [Preserving Access](#). Nevertheless, MHI continued to press that legislation for some 5 more years. The takeaway? MHI leaders were apparently posturing an effort that they **KNEW WOULD NOT WORK. That's not speculative. That's straight from the lips of then MHI VP Boehlert.** Or to borrow xAI's Grok description: **'This ain't a theory, it's a heist.' 'A squeeze play.' 'A 'moat move' that fostered [consolidation](#).** [/caption][caption id="attachment_127403" align="aligncenter" width="575"]*



Uploaded on: December 21, 2018. [/caption]

Gates-linked [Microsoft Bing](#)'s Copilot spelled out the "great observation" that regulatory capture, the Iron Triangle, and the "Rigged System" are interconnected.

[caption id="attachment_208564" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/its-a-great-observation-follow-the-money->

[regulatory-capture-iron-triangle-rigged-system-cui-bono-paltering-posturing-illusory-truth-a/](#)[/caption]

Over 26 years ago, these observations by the [NAHB Research via HUD's PATH program](#) [documented facts about manufactured housing](#) back then that are as or truer today than they were at the time. Manufactured housing market share was higher in the late 1990s than it is today. Buffett wasn't ignorant of the industry's potential. A high-level MHI-linked corporate source told MHPProNews that Buffett had been eyeing manufactured housing since the late 1980s. It wasn't until 2002 and 2003 that Buffett began his moves. That's patience.

So, if anyone doubts that manufactured housing's potential in the late 1990s, as the Manufactured Housing Improvement Act was beginning to take shape, at the time this [NAHB Research via HUD's PATH](#) program was published, a look at the various puzzle pieces begin to bring this picture into focus. Mega-capitalists, who often supported left-leaning causes, understood regulatory capture, the Iron Triangle, or what MHPProNews has dubbed AmeRegCorp. Gemini called the housing crisis a "man made crisis." Quite so.

[caption id="attachment_231213" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/neologism-the-united-states-of-ameregcorp-understanding-lack-of-affordable-housing-crisis-mharr-weighs-in-on-pending-housing-bills-and-what-gemini-dubbed-a-man-made-crisis/>[/caption]



[caption id="attachment_171792" align="aligncenter" width="467"]

Manufactured Housing: America's Sustainable and Reliable Housing Solution

"If home buyers throughout the country had behaved like our [manufactured] buyers, America would not have had the crisis that it did."

"The government wants high quality, low cost housing and manufactured housing provides that product."

– Warren Buffett



31 of 32

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"The government wants high quality, low cost housing and manufactured housing provides that product." - Warren Buffett. "If home buyers throughout the country had behaved like our [manufactured] home buyers, American would not have had the crisis that it did." Warren Buffett, per the Manufactured Housing Institute (MHI). <https://www.manufacturedhomepronews.com/wp-content/uploads/2021/07/ViaSlideshared2manufacturedhousing-jasonboehlert-mhi-121214135140-phpapp02.pdf>[/caption]

It is preposterous to think that some elements of MHI's membership are ignorant of these matters, because some of their firms were cited in the [NAHB authored research for HUD](#). *Talking* about the potential to do something **is not the same** as *actualizing that potential*. Quoting the [HUD PATH document from May of 2000](#).

Who Should Use this Guidebook?

This Guidebook is written as a resource for site builders and builder/developers that want to know more about how they may be able to take advantage of manufactured housing as

part of their ongoing business operations. Different builders inevitably will have different motivations for investigating a new strategic direction. The Guide can only summarize the kinds of business approaches that have been or could potentially be used by conventional builders interested in substituting a factory-built home for a site-built one.

While the use of manufactured housing strikes many home builders as a fundamental change in operations, this is not necessarily so. Most home building companies already rely extensively on subcontractors to perform construction work. Substituting factory-built units for site-built homes can be seen as another step in the same direction, where most aspects of unit construction, code compliance and delivery to the site are handled by the manufacturer. The building company may retain responsibility for building a suitable foundation, on-site installation and utilities, finish work, construction of site-built amenities, marketing, consumer financing and closing of sales, as well as local zoning and environmental approvals. Depending on the project, the builder or land developer also may need to arrange for any necessary subdivision development, utility infrastructure, community facilities and lot development.

Or this by [NAR Research via HUD PATH](#).

Basic Considerations

The potential for expanded use of manufactured housing by today's site builders rests largely on the possibility of realizing significantly lower production cost, higher margins, improved market share or some combination of these potential competitive advantages through the adoption of a substitute production and supply technology.

Other factors that ultimately can contribute to achieving a competitive advantage include shorter cycle time, less waste at the site, minimizing labor supply problems, reduction of the need to find and coordinate subcontractors, shifting of warranty responsibility for the factory-built unit, and reducing the burden of multiple local code inspections required for site-built units.

Or this.

Offer a more desirable product at a similar price

Under this approach the existing target market of buyers would be retained and more sales could be made based on improved appeal of the product. The buyer market would also be expanded to include purchasers that are attracted to added features or amenities that can be included in the manufactured home without raising the cost above pre-existing levels. Product desirability can be enhanced by specifying higher quality products, appliances and finishes and by providing attractive site-built amenities. The profitability implications

depend on whether per-unit margins can be preserved or increased. The principal issues under this approach are the technical challenges of producing a more desirable product without sacrificing margins, and availability of suitably zoned land for any expanded sales. Financing issues are less important under this approach, since the target buyer market is not really changing.

Offer a less desirable product at a significantly lower price

This strategy represents a clear shift towards supplying more basic, affordable housing particularly suitable for first-time buyers and others whose incomes cannot support the expense of conventional homes. While the product will typically be smaller and more economically appointed than other new homes built today, it will probably resemble entry-level site-built homes that were the mainstay of the home building industry for much of the last 50 years. Technical issues are the least significant under this approach, and financing problems are potentially the greatest when doing expanded business with a significantly less affluent buyer group more likely to have sub-par credit and less access to market-rate mortgage money. Availability of suitably zoned land is also a major issue under this approach, because expanded sales will be needed to compensate for lower margins on lower-priced product and because the product characteristics are most likely to trigger community opposition to any required zoning approvals.

When Legacy Housing's co-founder Curt Hodgson recently said manufactured housing needed to consider being more like site builders who plan complete developments, that was hardly a new notion. NAHB was pitching that 26 years ago in documents like the above published by HUD.

[caption id="attachment_231676" align="center" width="600"]

<https://www.manufacturedhomepronews.com/legacy-housing-earnings-call-q1-2026-curt-hodgson-legal-action-deportations-hurt-higher-rates-good-headwinds-place-to-put-good-and-bad-news-the-future-picture-me-with-a-machete-fea/>[/caption]



“Our industry is full of people that don’t think very far out.”

“And Legacy’s view is, we have to address all of those concerns [that are limiting manufactured housing] and more to be effective in the affordable housing market.”

**CURT HODGSON,
LEGACY HOUSING (LEGH)**



One should note that Hodgson and Kenny Shipley led Legacy Housing are not apparent allies of Clayton Homes (BRK). They are longtime rivals.

[caption id="attachment_165590" align="aligncenter" width="600"]



CURTIS D. HODGSON
Founder & Chairman of the Board



"...I've indicated for some time, we have a *place to put* challenge in our industry, particularly in large metropolitan areas like Dallas, Houston, San Antonio, Atlanta, Denver. And that difficulty is not being remedied, at least not currently."

- **Curtis D. Hodgson,**
Legacy Housing,
Executive Chairman of the Board

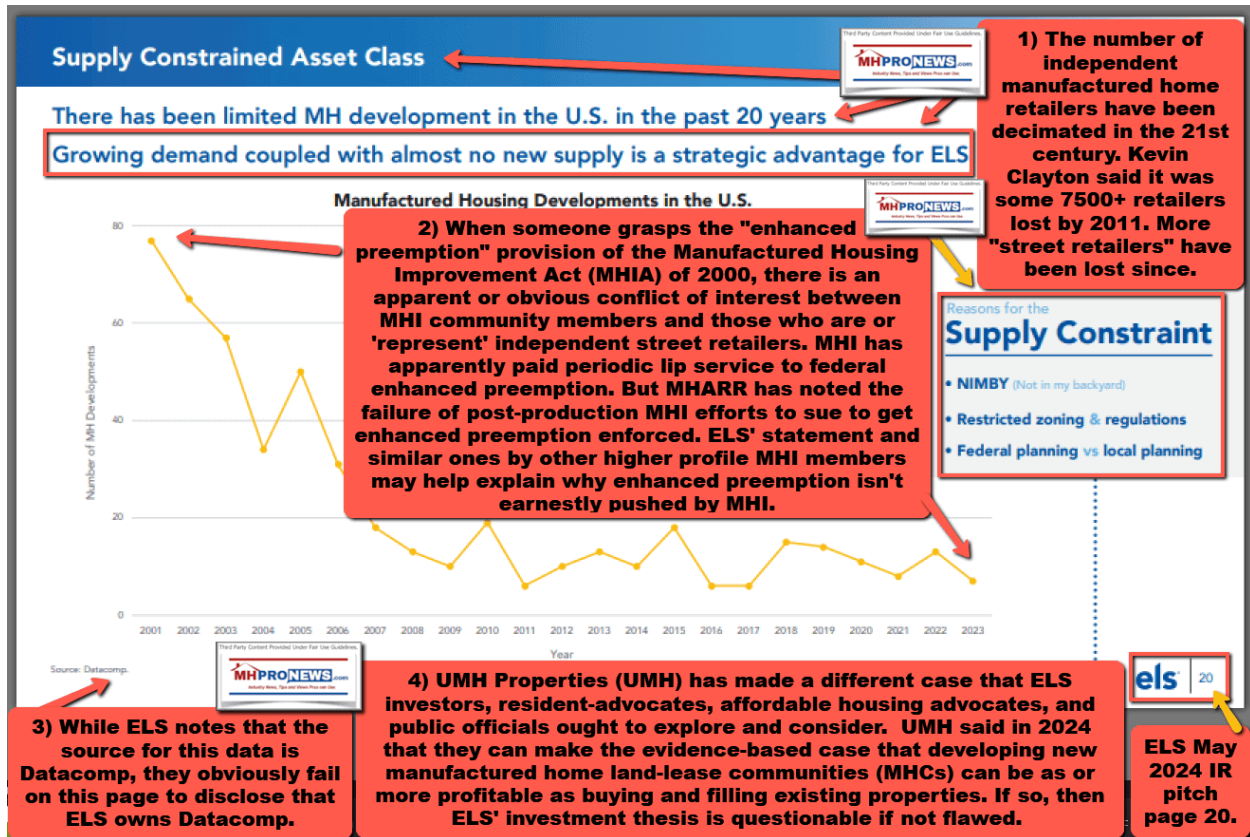
Legacy Housing Corp
(LEGH) Q3 2019 Earnings Call
Nov 20, 2019



"...I've indicated for some time, we have a place to put challenge in our industry, particularly in larger metropolitan areas like Dallas, Houston, San Antonio, Atlanta, Denver. And that difficulty is not being remedied, at least not currently." Hodgson's Legacy Housing was an MHI member at the time that comment was made during an earnings call, and per an available MHI's member directory, still is.[/caption]

7. When prominent MHI members like [Equity LifeStyle Properties](#) (ELS), [Sun Communities](#) (SUI), [Flagship Communities](#) (TSX-MHC.U) or even some smaller firms talk about the lack of developing that needs to be framed against the backdrop of this [PATH report authored by NAHB Research](#). Several MHI member firms talk about a "supply constrained asset class" as a "strategic advantage."

[caption id="attachment_213154" align="aligncenter" width="659"]



“Growing demand coupled with almost no new supply is a strategic advantage for ELS.” Improve the overall operating environment for the manufactured housing industry and expand the demand for manufactured homes by seeking fair and equitable treatment in the marketplace and the regulatory and legislative arenas.” This may be one of the more important documents to federal investigators or others who are probing manufactured housing's historic underperformance in the 21st century. For context and details see: <https://www.manufacturedhomepronews.com/over-1-million-manufactured-housing-institute-doc-drop-top-mhi-staff-pay-revealed-additionally-unpacking-evidence-of-perjury-fraud-other-possible-federal-crimes-plus-mhville-stocks-update/> Note too that should this be determined to be part of purported collusion or conspiracy to manipulate the market, and per federal law, the statutes of limitations do not begin to run in such matters until the final act is performed. There is already a national class action antitrust suite pending; see that here: <https://www.manufacturedhomepronews.com/case-1-23-cv-06715-filed-01-26-26-judge-franklin-u-valderrama-second-amended-consolidated-class-action-complaint-murex-settled-includes-cooperation-provision-information-documents-fea> and here: <https://www.manufacturedhomepronews.com/court-grants-preliminary-approval-of-class-settlement-with-murex-properties-case-123-cv-06715-judge-valderrama-2nd->

[amended-class-action-complaint-manufactured-home-lot-rent-antitru/](#) 8 of the 11 defendants have been identified as apparent members of MHI, and two of them are Equity LifeStyle Properties (ELS) and ELS owned Datacomp. For a recent third-party university level study that asserts that manufactured home has been subjected to a specific form of market manipulation ("[VF Market Foreclosure](#)"), see [the report linked here](#). Note: to see the above image in a larger size, in several devices or browsers, click the image and follow the prompts. To see an article detailing the ELS stance, click here:

<https://www.manufacturedhomepronews.com/equity-lifestyle-properties-second-quarter-results-claims-of-strong-performance-examined-via-lens-of-potentially-mounting-legal-reg-concerns-as-els-double-down-on-ir-statement/> To see another article that reflects other MHI member stances on constraining supply, click here.

<https://www.manufacturedhomepronews.com/pulling-back-the-veil-on-mhi-mhv-connected-nathan-smith-kurt-keeney-and-flagship-communities-reit-fact-check-and-analysis-of-flagships-ir-pitch-tsx-mhc-u-plus-mhville-markets-u/>

[/caption]

Manufactured Home Community Closures vs. New Manufactured Home Communities Developed

Year Built	Communities Constructed Nationally
2016	3
2015	12
2014	7
2013	10
2012	7
2011	3
2010	14
2009	8
2008	13
2007	20
2006	24
2005	46
2004	31
2003	52
2002	60
Total	310

- Datacomp USA

New Development Data



If such facts are merely 'market forces' then there is no antitrust violation to be inferred from such data.

But if this is part of a scheme to deliberately limit the supply of land-lease manufactured home communities, that could be an antitrust violation. In that case, it may also be reasonable to think that RICO violations are also at play.

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Circa 2000, some estimated that there were as many as 55,000 land lease manufactured home communities in the U.S. The Lincoln Institute reported that a FEMA study puts that number at about 50,000 today. While estimates on the number of closures varies, it appears that there are more closures than new communities being opened.

COMPELLING SUPPLY-DEMAND FUNDAMENTALS



Once these facts are understood, this is arguably antitrust violating market manipulation hiding in plain sight.

Facts and statements can be true yet may still not clearly reveal the full dynamic of a situation.

The MHMA in the late 1960s and early 1970s actively worked to help develop new sites and new land lease 'mobile home' communities. By contrast, since the 2000 Reform Law, the Manufactured Housing Institute (MHI) has an opportunity to get federal law enforced that would make developing and sitting manufactured homes easier. But what MHARR calls the 2000 Reform Law is not enforced. MHI has not attempted in the 21st century to litigate that non-enforcement of the 2000 Reform Law.

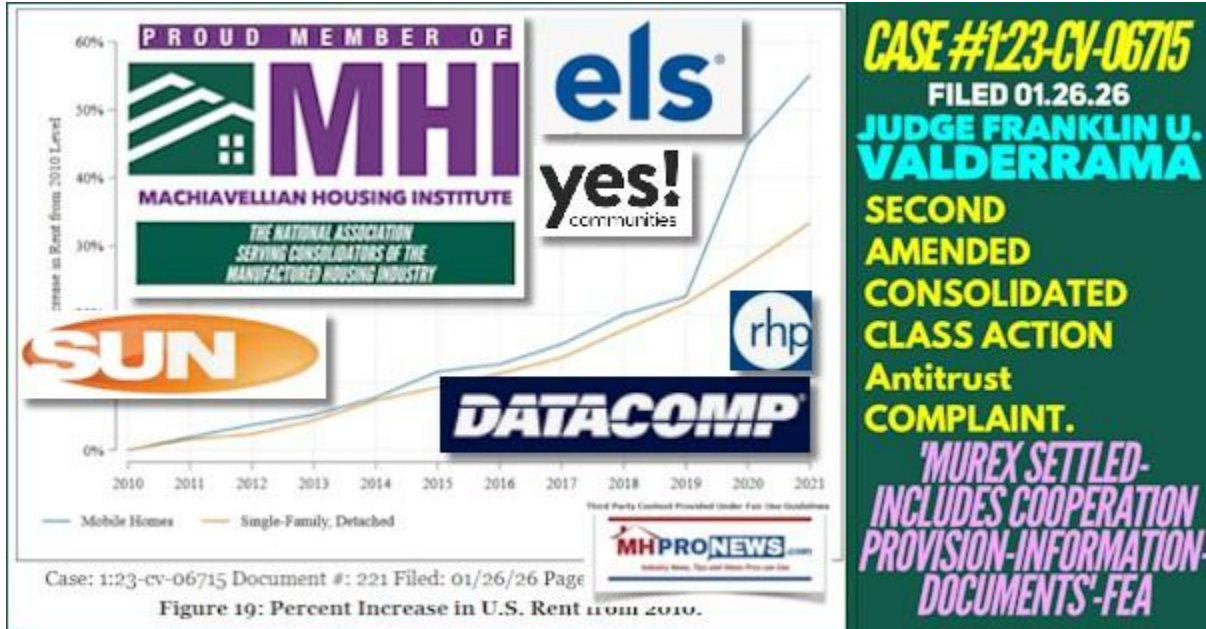


Source: Company information, W&P Street Research and Zillow. Refer to Sun Communities, Inc. Form 10-Q and Supplemental information. Refer to information regarding non-GAAP financial measures in the attached Appendix.

1) MH sites in North America only (January 2021 - June 2023).

There is currently a national class action antitrust lawsuit pending against multiple MHI members. 8 of the 11 defendants are (or where) MHI members.

[caption id="attachment_227681" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/case-1-23-cv-06715-filed-01-26-26-judge-franklin-u-valderrama-second-amended-consolidated-class-action-complaint-murex-settled-include-cooperation-provision-information-documents-fea/>

[caption id="attachment_229795" align="aligncenter" width="600"]

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MUREX PROPERTIES

PROUD MEMBER OF

MHI
MACHIAVELLIAN HOUSING INSTITUTE
THE NATIONAL ASSOCIATION
SERVING CONSOLIDATORS OF THE
MANUFACTURED HOUSING INDUSTRY

COURT GRANTS PRELIMINARY APPROVAL OF CLASS SETTLEMENT WITH MUREX PROPERTIES

CASE #1:23-CV-06715 JUDGE VALDERRAMA 2ND AMENDED CLASS ACTION COMPLAINT-MANUFACTURED HOME LOT RENT ANTITRUST.' FEA

Franklin U. Valderrama

<https://www.manufacturedhomepronews.com/court-grants-preliminary-approval-of-class-settlement-with-murex-properties-case-123-cv-06715-judge-valderrama-2nd-amended-class-action-complaint-manufactured-home-lot-rent-antitru/>[/caption][caption id="attachment_233057" align="aligncenter" width="600"]

Manufactured Housing Properties Inc.
Investor Presentation

Vultures? 'Manufactured Housing Institute Shows Fundamentals Driving Manufactured Housing Compelling' Manufactured Housing Properties Chair-CEO Ray Gee via Berkshire's BusinessWire Stock PR. FEA

MHP

MHPRONEWS.com
Industry News, Tips and More From our Site

<https://www.manufacturedhomepronews.com/vultures-manufactured-housing-institute-shows-fundamentals-driving-manufactured-housing-compelling-manufactured-housing-properties-chair-ceo-ray-gee-via-berkshires-business/>[/caption]

With those contemporary examples in mind, flashing back to that research from [NAHB via HUD's PATH program](#). NAHB's authors pointed out the potential to develop new land-lease communities as follows.

Approach #5: Development of New Land-Lease Communities

Part of the affordability advantage of manufactured housing reflects the continuing practice of selling homes separate from any interest in land, and placing the homes on leased land. This practice does not necessarily reduce the ongoing costs of debt service plus land rent, but it can greatly reduce the up-front cost of down payment, loan origination fees and other closing costs associated with real property transactions that constitute a substantial barrier to achieving home ownership.

A second advantage of land-lease development reflects special development standards that often apply in land-lease communities. These include density limits that are considerably higher than in fee simple subdivisions, as well as relaxed infrastructure requirements for street widths, unit setbacks and related facilities. These differences can substantially reduce the per-unit cost of community development.

One major downside of the land lease approach is that many potential buyers will not seriously consider purchasing a home without also buying the land on which it sits. This may reflect concern about rent increases over time or opportunities for resale, as well as a desire for a more traditional ownership arrangement. Another problem is that in some states manufactured homes on leased land are not eligible for real property mortgages, because they do not constitute real property. In other states this is not a problem. In addition, this approach requires "patient capital" since the builder must buy and improve the land but does not sell it. The long-term returns can be very high, but

the builder/developer loses the chance to cash out of the property and use the proceeds to move on to another deal.

Jumping ahead to selecting a manufacturer from the [NAHB Research via HUD's PATH](#) document.

Who Are the Major Producers?

As of 1999 there are nearly 100 U.S. firms that manufacture HUD-Code homes using a total of over 300 manufacturing facilities located around the country. Some regions and states have far more production facilities and competing manufacturers than others. This segment is dominated by a relatively small number of large firms that each operates multiple plants and does business in many states. There are many other manufacturers that do only regional or even state level business.

In recent years, four companies accounted for more than 50 percent of shipments and 10 companies accounted for about 70 percent. A total of twelve manufacturers are publicly traded, accounting for nearly 270,000 units in 1998 as shown at the right. Considerable business and financial information about these publicly held firms is available in annual reports to shareholders or filings to the Securities and Exchange Commission. Many of the largest companies also have subsidiaries that handle financing and insurance, and there is a growing trend towards selling homes through company-owned retailers. The Internet web sites of most firms list plant locations, retail outlets and contact names. Additional information is available from the Manufactured Housing Institute (MHI) and state-level MHI affiliates. See Appendix E for various types of contact information.

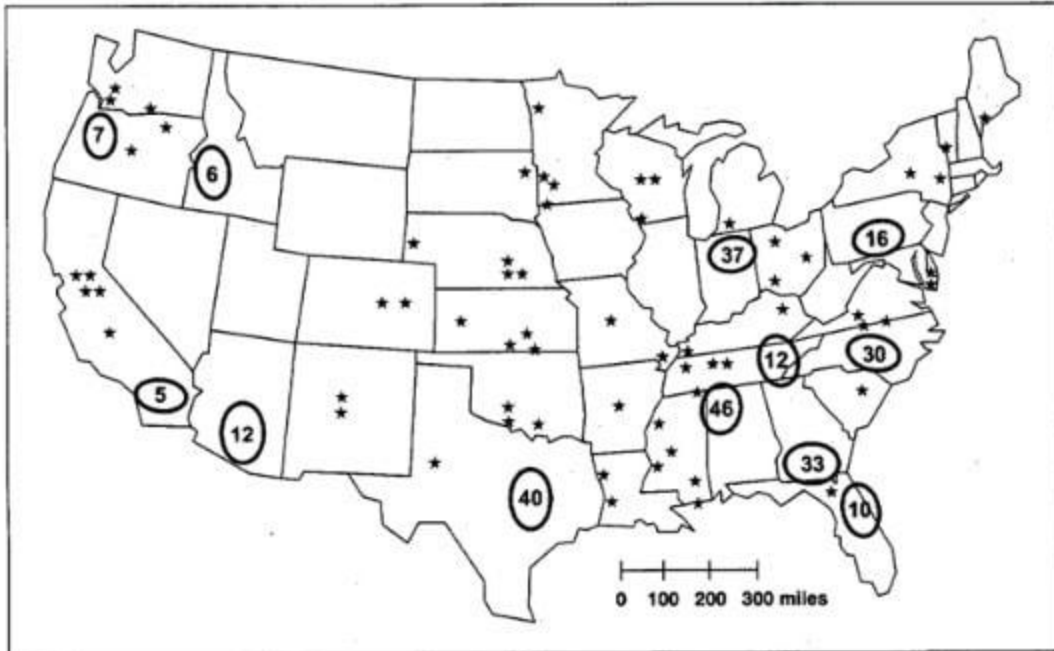


FIGURE 7
U.S. HUD-Code Manufactured Housing Plant Locations, 1999

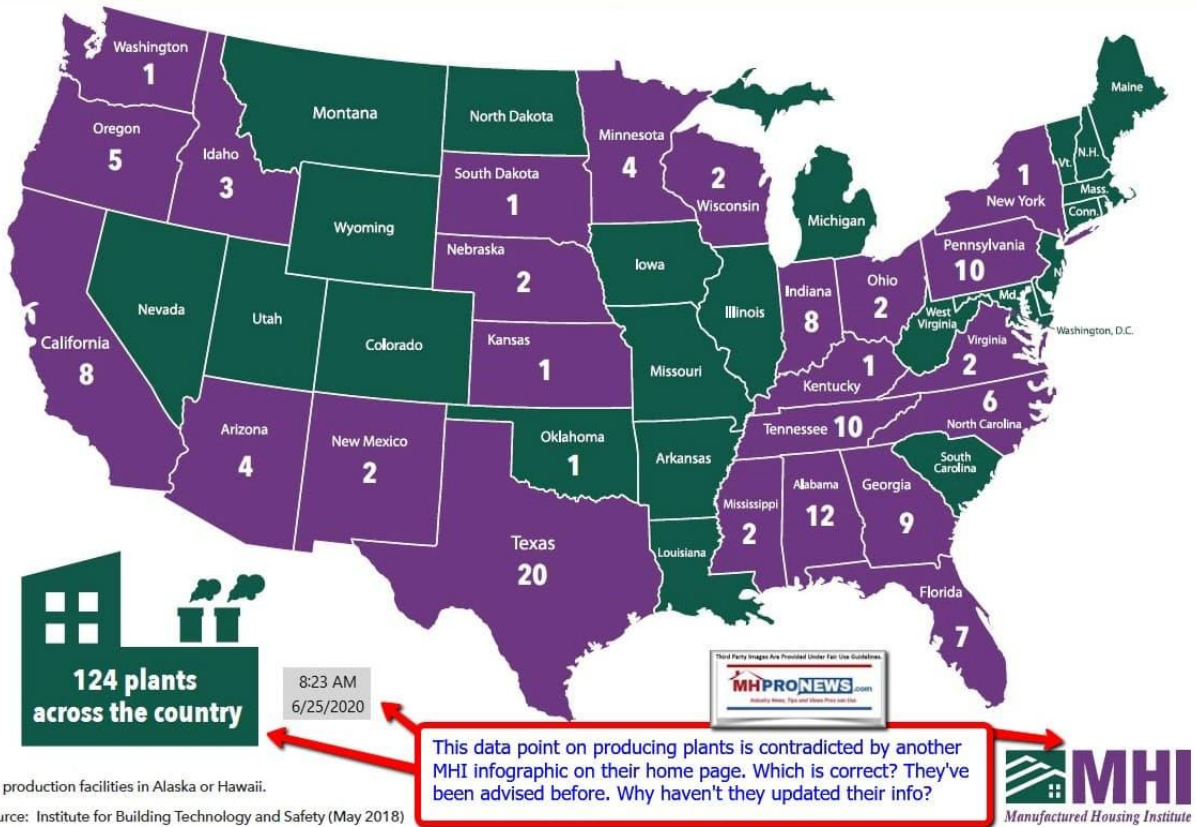
From NAHB Research produced for HUD PATH report (May 2000).



There are numbers of more charts, tables, illustrations, photos and other evidence of what manufactured housing was like at the turn of the century.

Fast forward to one of MHI's (sometimes error prone) infographics. The number of plants in Idaho, for example, has been cut in half since the chart above. AZ had 12 plants in 1999, but only had 4 by 2020. Texas had 40 plants in 1999, but only 20 by the time the graphic below was retrieved in 2020. At the time of the chart above, AL reportedly had 34 more plants. Indiana had 29 more plans then than at the time of the chart below. North Carolina plunged from 30 plants to 6. Texas production was sliced in half from 40 to 20. Kansas had 4 plants but below showed only 1. As an apparent outlier, CA had 5 plants above but below had 8.

[caption id="attachment_157110" align="aligncenter" width="653"]



Compare this information from the Manufactured Housing Institute (MHI) with the MHVillage infographic, shown above. All of these infographics were double-check on 6.25.2020 to insure timely comparisons. [/caption]

One of the items 'lost' by MHI, at least in terms of being public-facing, was the following chart. So, per MHI in the chart below, there were 71 corporations 323 plants in 1999. NAHB identified: "As of 1999 there are nearly 100 U.S. firms that manufacture HUD-Code homes using a total of over 300 manufacturing facilities located around the country." Which is right?



16 corporations vanished in just 2 years, after 21st Mortgage - a Buffett Berkshire brand - curtailed lending.

Manufactured Home Corporations And Plants (1990 - 2012)

Year	Corporations	Plants Producing Homes
1990	100	250
1991	85	216
1992	98	227
1993	93	244
1994	98	269
1995	92	285
1996	98	313
1997	89	323
1998	89	330
1999	71	323
2000	70	280
2001	69	263
2002	66	235
2003	62	206
2004	66	210
2005	67	217
2006	67	205
2007	65	196
2008	61	170
2009	61	156
2010	51	131
2011	45	122
2012	45	123

The year Buffett's Berkshire bought Clayton and related MH companies.

The year of the 21st Mortgage "smoking gun" document that cut off lending for many. Note that there were still 61 MH producing corporations that year.

The year that Kevin Clayton bragged on video that Buffett told him they have 'plenty of money' to do what they wanted to do. Doesn't that clearly imply that lending was cut off to others besides Clayton as a way of forcing several to close or sell out?

Note: Figures for each year are December of that year. Due to a change in reporting technology, the number of corporations reported after 1998 reflects the number of corporations on record with IBTS as producers of manufactured homes. Parent companies with producing subsidiaries are reported as a single corporation.

Data Source: Institute for Building Technology and Safety (IBTS).



But what is clear is that the production count of manufactured housing enjoyed in the mid-to-late 1990s to 2000 vs. the production that occurred in 2001 to 2025 was cut by over 70 percent. Per data MHPProNews compiled from MHARR, IBTS, the Merchandiser and other sources.

REVISED

Table 1

Manufactured Home Production	National Totals	Average for years shown
1995-2000	2,033,545	338,924
2001-2025	2,333,138	93,326

Average Annual Deficit
= 245,598

Table 2 **Cumulative 21st Century Deficit**

21st Century Annual Deficit in MH Production $245,598 \times 25$
= 6,139,950

[caption id="" align="aligncenter" width="481"]

Year Enacted	States
[REDACTED]	[REDACTED]
1997	Iowa
1995	Virginia
[REDACTED]	Mair
1993	Oregon
[REDACTED]	[REDACTED]
1989	Mississippi
[REDACTED]	[REDACTED]
1987	Michigan, Minnesota, New Mexico

TABLE 2 States Adopting Revised Zoning Standards for Manufactured Housing 1987-1999

From NAHB Research produced for HUD PATH report (May 2000).



As MHProNews recently reported, Virginia Gov. Abigail Spanberger (D) recently held a ceremonial signing at a Cavco plant in VA on a law touted as liberalizing zoning standards for HUD Code manufactured housing. But NAHB reports that VA did so in 1995 too. Clearly, production and shipments in VA are down dramatically since that May 2000 document. That is one more example that legislation that postures progress may not necessarily deliver the progress that is pitched to the public.

As MHProNews recently reported, Virginia Gov. Abigail Spanberger (D) recently held a ceremonial signing at a Cavco plant in VA on a law touted as liberalizing zoning standards for HUD Code manufactured housing. But NAHB reports that VA did so in 1995 too. Clearly, production and shipments in VA are down dramatically since that May 2000 document. That is one more example that legislation that postures progress may not necessarily deliver the progress that is pitched to the public. [caption][caption id="attachment_232832" align="aligncenter" width="600"]



<https://www.manufacturedhomeprnews.com/cavco-industries-cvco-pr-brags-va-law-expanding-where-manufactured-homes-can-be-placed-good-for-virginians-so-why-doesnt-cavco-press-hud-to-do-that-in-all-50-states-fea/>[/caption]

Former HUD and FHFA economist Scott Susin made a similar observation recently via *Governing*.

[caption id="attachment_232118" align="aligncenter" width="600"]



<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/>[/caption][caption id="attachment_232263" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/cmas-scott-susin-im-not-surprised-that-successive-hud-secretaries-refused-to-take-on-federal-preemption-for-hud-code-manufactured-housing-martinez-carson-fudge-turner-mhville-fea/>[/caption]

When this history is considered, the juxtaposition between NAHB/HUD PATH research from 2000 to the discussions today regarding pending legislation, it is should be no surprise that laws that claim something is going to occur may not in fact unfold as claimed.

[caption id="attachment_232910" align="center" width="600"]



<https://www.manufacturedhomepronews.com/va-zoning-laws-sometimes-treated-manufactured-homes-as-less-than-blocked-from-neighborhoods-traditional-site-built-homes-welcome-gov-spanberger-but-mharr-paints-different-picture/>[/caption]

As Mark Weiss, J.D., President and CEO of MHARR told [MHProNews](#).

"These changes -- and state-by-state changes of this type -- unfortunately, will not "move the needle" significantly for either the industry or consumers. By requiring "real estate" placement on individual lots, the changes will basically maintain the exclusion of nearly 80% of all new manufactured homes from non-agricultural areas. Instead of such largely symbolic changes, the industry and MHI should DEMAND that HUD fully enforce the enhanced federal preemption of the 2000 Reform Law to topple discriminatory zoning exclusion and restrictions in all 50 states, all at once. Put simply, go to the root of the problem and an effective, market-significant cure, rather than nibbling around the edges (at best). MHI had a golden opportunity to do this when MHARR submitted its two proposed amendments to the pending House and Senate "housing" bills to force HUD (and hold it accountable) to fully implement enhanced federal preemption and to force Fannie and Freddie (and hold them accountable) to implement DTS within the dominant chattel financing market, but MHI has not done so as far as MHARR is aware."

Susin, Weiss, and other sources have indicated that passing a law is not the same as getting a law (or desired outcome) achieved. The euphoria being presented by some in media, or by some in MHI circles, should not be considered as a done deal. [Paraphrasing](#)

[former MHI award winner, Marty Lavin, J.D.](#): **Pay more attention to what actually happens than to what was said.**

8. Per the [NAHB Research/HUD PATH document](#). Note the dated table below did not 'cut and paste' neatly into this editing system. That said, there are company names that are now 'history.' Which means this document is *historic*.

List of HUD-Code Manufacturing Facilities by State and City, 1999

Alabama

Cavalier Homes

Southern Energy Homes Southern Lifestyle Homes, Inc.

Crimson Homes

Chandeleur Homes Homes of Legend, Inc. Brilliant Homes Southern Homes Co.

Autumn Homes, Inc.

Redman Homes, Inc.

Brilliant/Carriage Homes

Champion/Advantage Champion/Gateway Indes House, Inc.

River Birch Homes, Inc. Crimson Industries, Inc. Riverchase Homes

Buccaneer Homes of AL Liberty/Waverlee Homes, Inc. Patriot Homes/Southridge
Brilliant/Silhouette

Sunshine Homes, Inc. Franklin Homes, Inc.

Spiral Industries, Inc.

Pinnacle Homes/Patriot

Liberty/Waverlee Homes

Buccaneer Homes

Arkansas

Spirit Homes/Central [Arizona](#)

Palm Harbor Homes, Inc. Schult Homes Palm Harbor Homes, Inc.

Redman Homes, Inc. Clayton Homes

Fleetwood Homes of Arizona

Cavco Industries, Inc.

Cavco Industries, Inc.

Chariot Eagle West, Inc. Palm Harbor Homes, Inc.

California

Western/Silvercrest Homes Champion Home Builders

Hallmark-Southwest Corp.

Golden West/ Homes by Oakwood

Fleetwood Homes of CA The Karsten Company Skyline Corp.

Fleetwood Homes of CA

Skyline Corp./Buddy

Western Homes/Silvercrest

Addison AL

Addison
AL

Addison

Bear

Creek AL

Boaz

Boaz AL

Brilliant

Double Springs AL

Douglas AL

Eastaboga	AL
Guin	AL
Guin	AL
Guin	AL
Hackleburg	AL
Hackleburg	AL
Haleyville	AL
Haleyville	AL
Hamilton	AL
Hamilton	AL
Hamilton	AL
Lynn	AL
Red Bay	AL
Russellville	AL
Russellville	AL
Sulligent	AL
Tuscumbia	AL
Winfield	AL
Conway	AR
Boaz	AZ
Buckeye	AZ
Casa Grande	AZ

Chandler AZ

El Mirage AZ

Glendale AZ

Goodyear AZ

Phoenix AZ

Phoenix
Tempe AZ

Corona CA

Lindsay CA

Loma Linda CA

Perris CA

Riverside CA

Sacramento CA

San Jacinto CA

Woodland CA

Woodland CA

Woodland CA

Colorado

Champion/Summit

Crest Homes

Golden West Homes

Delaware

Pawnee Homes, Inc.

Florida

Fleetwood Homes of FL ' •Homes of Merit of FL Nobility Homes, Inc. Homes of Merit of FL Chariot Eagle, Inc.

Liberty Homes, Inc. Nobility Homes, Inc.

Skyline Corp.

Palm Harbor Homes, Inc Redman Homes, Inc. Jacobsen Homes

Georgia

Sunstate/Peach State Homes

Bellcrest/Adrian

Fleetwood Homes of GA General Manufactured Housing Inc.

Fleetwood Homes of GA Homestead Homes

Fleetwood Homes of GA

Horton Homes

Fleetwood/Valuhomes Pioneer Housing System, Inc. Palm Harbor Homes

Southland Housing Systems

Bellcrest Homes

Destiny Industries

Sweetwater Homes, Inc. Fleetwood Homes of GA Redman Homes, Inc. Craftmade Homes

Grand Manor Homes

Clayton Homes/Vaycross

Homes

General Manufactured Housing Inc.

Fleetwood/Spring Hill

Idaho

American Homestar Nashua Homes of Idaho Kit Mfg. co.

Fleetwood Homes of ID

Champion Homes/Tamarack

Redman Home Builders

Berthoud co

Fort
Morgan co

Greenwood DE

Auburndale FL

Bartow FL

Belleview FL

Lake City FL

Ocala FL

Ocala FL

Ocala FL

Ocala FL

Plant City FL

Plant City FL

Safety Harbor FL

Adel
GA

Adrian

Alma GA

Baxley GA

Broxton GA

Cordele GA

Douglas GA

Eatonton GA

Fitzgerald GA

Fitzgerald GA

Lagrange GA

McRae GA

Millen GA

Moultrie GA

Ocilla GA

Pearson GA

Richland GA

Sylvester GA

Thomasville GA

Waycross GA

Waycross GA

Willacoochee GA

Boise ID

Boise ID

Caldwell

Nampa ID

Weiser

Weiser

Indiana

Hi-Tech Housing, Inc.

Skyline Corp./Hillcrest

Fall Creek Housing

Patriot Homes

Skyline Homes Elkhart

Schult Homes

FleeFN00d Homes

Commodore/Brookwood

Skyline Homes Goshen

Skyline/Sunset Ridge Homes

Dutch Housing

Four Seasons Housing

Patriot Homes

Schult Homes

The New Holly Park Fairmont Homes, Inc.

Shamrock Homes

Champion Home Builders

Rochester Homes Patriot Homes/Lincoln Park Commodore Corp.

Liberty Homes, Inc.

Redman Homes, Inc. Hart Housing Group

Kansas Skyline Corp. Skyline Corp.

Schult Homes

Liberty Homes

Kentucky

Fleetwood Enterprises

Bluegrass Housing/Champion

Louisiana

Skyline Corp.

Pioneer Housing Systems of LA

Maryland

Pawnee Homes

Maine

Burlington Homes of Maine Oxford Homes

Michigan

Dutch Housing, Inc.

Minnesota Friendship Homes of MN The Homark Co.

Schult Homes Highland Manufacturing Co., Inc.

Bristol IN

Bristol IN

Elkhart IN

Elkhart IN

Elkhart IN

Etna Green IN

Garrett IN

Goshen IN

Goshen IN

Howe IN

Lagrange IN

Middlebury IN

Middlebury IN

Middlebury IN

Middlebury IN

Nappanee IN

Plymouth IN

Ridgeville IN

Rochester IN

Shipshewana IN

Syracuse IN

Syracuse IN

Syracuse IN

Wakarusa IN

Arkansas
City KS

Halstead KS

Plainville KS

Yoder KS

Benton KY

Flemingsburg KY

Bossier City LA

Leesville LA

Salisbury MD

Oxford ME

Oxford ME

White Pigeon MI

Montevideo MN

Red Lake Falls MN Redwood Falls MN

Worthington MN

Missouri

Fuqua Homes, Inc.

Patriot/ Heritage American

Mississippi

Pinnacle Homes

Belmont Homes

Spiral Industry, Inc.

Belmont/Delta Homes Redman Homes, Inc.

Free State Mobile Homes

Fleetwood Homes of MS

American Homestar

Cappaert Manufactured Housing

North Carolina

Palm Harbor/Masterpiece Southern Energy Gold Medal Homes, Inc. R-Anell Custom Homes Clayton Homes, Inc.

Heartland Homes/Am.

Homestar

Crestline Homes Champion Homes Fleetwood Homes

Redman Homes, Inc.

Skyline Corp./Homette

Fleetwood Homes of NC Brigadier Homes of NC

Clayton/Oxford Homes, Inc.

Fleetwood Homes of NC

Homes by Oakwood

Clayton/ Fisher Homes Homes by Oakwood

Mansion Homes, Inc.

Homes by Oakwood

Fleetwood Homes of NC Redman Homes, Inc.

Palm Harbor/Villa Park East Liberty Homes, Inc.

Nebraska

Chief/Bonnavilla

Atlantic Homes

American Homestar/Magnolia

Champion Home Builders Chief/Bonnavilla

New Mexico

Karsten Company of NM

Cavco Industries of NM

Boonville MO

Sikeston MO

Amory MS

Belmont MS

Burnsville MS

Clarksdale MS

Gulfport MS

Laurel MS

Lexington MS

Vicksburg MS

Vicksburg MS

Albemarle NC

Albemarle NC
Albemarle NC

Denver NC

Henderson NC

Henderson NC

Laurinburg NC

Lillington NC

Lumberton NC

Maxton NC

Mocksville NC

Mooresville NC

Nashville NC

Oxford NC

Pembroke NC

Pinebluff NC

Richfield NC

Richfield NC

Robbins NC

Rockwell NC

Roxboro NC

Sanford NC

Siler City NC

Statesville NC

Aurora NE

Central
City NE

Gering NE

York NE

York NE

Albuquerque NM

Belen NM

New York

Champion Homes/Titan

Empire Homes

Ohio

Manufactured Housing

Enterprises

Palm Harbor/Villa Park East Skyline Corp.

Oklahoma Elliott Homes/Duncan Elliott Homes, Inc.

Elliott Mobile Homes

Oregon

Golden West Homes Fuqua Homes, Inc.

Schult/Marlette Homes

Skyline Corp./Homette

Palm Harbor Homes

Homebuilders Northwest, Inc Liberty Homes, Inc.

Redman Homes, Inc.

American Homestar

Fleetwood Homes of OR

Western Homes/Silvercrest

Pennsylvania

Commodore Corp.

Champion Homes/Atlantic Fleetwood Homes of PA Redman Homes, Inc. Skyline Homes, Inc. Castle Housing of PA Liberty Homes, Inc.

Skyline Corp./Hillcrest Schult/Marlette Homes Ritz-Craft Corp.

Schultz/Crest Homes

Commodore/Manorwood Homes

Pine Grove Mfg. Homes, Inc. Astro Mfgr.

Colony Factory Crafted Homes New Era Building Systems, Inc.

South Carolina

Mascot Homes

General/Lamar Housing

Sangerfield NY

Valatie NY

Bryan OH

Sabina OH

Sugarcreek OH

Duncan OK

Madill OK

Waurika OK

Albany OR

Bend OR

Hermiston OR

McMinnville OR

Millersburg OR

Salem OR

Sheridan OR

Silverton OR

Stayton OR

Woodburn OR

Woodburn OR

Clarion PA

Claysburg

Elizabethtown PA

Ephrata

Ephrata Knox PA

Leola PA

Leola

Lewistown PA

Mifflinburg

Milton PA

Pine Grove

Pine Grove PA

Shippensville PA

Shippensville PA

Strattanville PA

Gramling sc

Lamar sc

South Dakota

Medallion Homes

Tennessee

Clayton/Appalachia Homes Clayton Homes/Ardmore Norris, Inc.

Fleetwood Homes of TN

Champion Homes/Atlantic

Clayton Homes/Halls Division

Fleetwood Homes

Clayton Homes/Maynardville

Giles Industries of Tazewell

Homes by Oakwood

Clayton Homes/Rutledge

Clayton Homes/Savannah

Fleetwood Homes of TN

Clayton Homes/White Pine

Texas

Redman Homes Palm Harbor Homes, Inc. Fleetwood Homes of TX Signal Homes, Inc.

Clayton Homes

Crest Ridge Homes

Palm Harbor/Masterpiece

American Homestar of

Burleson

Palm Harbor Homes

Redman Homes, Inc.

Homes by Oakwood American Homestar/Oak

Creek Cavalier Town and Country Palm Harbor/Masterpiece.

Southern Energy Homes of TX

Saturn Housing/Schult

Cavalier Town and Country

Silver Creek Homes Homes by Oakwood

Great Texas Homes

Homes by Oakwood

American Homestar of

Lancaster Cavalier Town and Country Schult Homes, Inc.

Cavco Industries LLC

Clayton Homes

Clayton Homes of Waco TX

Fleetwood Homes of TX Patriot Homes of Texas Fleetwood Homes of TX

Watertown SD

Andersonville

TN

Ardmore TN

Bean
Station TN

Gallatin TN
Henry

Knoxville TN

Lafayette TN

Maynardville TN

New
Tazewell
Pulaski TN

Rutledge

Savannah TN

Westmoreland TN

White Pine

Athens TN
Austin

Belton

Big Spring TX
Bonham

Breckenridge TX
Buda

Burleson Burleson

Burleson Ennis

Fort Worth TX

Fort Worth TX

Fort Worth TX

Fort Worth TX

Gainesville TX
Graham

Henrietta Hillsboro

Houston

Killeen

Lancaster

Mineral TX
Wells

Navasota

Seguin

Sulphur SpringsTX

Waco

Waco

Waco

Wichita Falls

Virginia

Virginia Homes,
Inc.

Boydton

VA

Wisconsin

Liberty Homes, Inc.

Dorchester

Commodore Corp.

Danville

VA

Skyline Corp./
Homette

Lancaster

Fleenvood Homes
of VA

Rocky
Mount

VA

Canada

Vermont

Kent Homes

Bouctouche

Skyline Corp.

Fair Haven VT

Maple Leaf Homes

Fredericton

			SRI Homes/Vinfield	Kelowna	BC
<u>Washington</u>			Moduline/New Horizon Homes	Medicine Hat AB	
Moduline International	Chehalis	WA	Moduline Industries (Canada)	Penticton	BC
Valley Manufactured			Prestige Homes	Sussex	
Housing, Inc.	Sunnyside	WA			
			<u>Mexico</u>		
Fleeovood Homes•of WA	Woodland	WA	Rice Manufacturing/B and R	Matamoros	

[MHProNews](#) - through the [facts-evidence-analysis](#) (FEA) lens - observes that there are clearly ripple effects from zoning exclusion and limitations in access to more competitive financing. The [NAHB said in their "priced out" survey in 2025](#) linked here the following about financing.

A 25-basis point rise in the 30-year fixed mortgage rate (from 6.5% to 6.75%) would price approximately 1.1 million households out of the market.

That same [NAHB "priced out"](#) survey also said this.

A \$1,000 increase in the median price of new homes would price an additional 115,593 households out of the market.

So, less access to financing, less access to available zoning, of course results in far lower production levels. On the surface, MHI leaders seem to mimic MHARR's talking points, as this example of [testimony to Congress on behalf by Mark Yost](#), then CEO of **Skyline Champion (SKY) - the name changed to Champion Homes (SKY) in August 2024** - on behalf of MHI said this.

Actions that Can Be Taken to Improve Manufactured Housing Availability

...

MHI has called on HUD to issue an updated policy statement concerning federal preemption under the MHCSS Act and the Manufactured Housing Improvement Act of

2000. While HUD has used its authority to pursue individual cases where state or local jurisdictions have introduced requirements that are incompatible with the HUD Code or development restrictions that prohibit manufactured homes, the Department must go further and update its Statement of Policy 1997-1: State and Local Zoning Determinations Involving the HUD Code.” Updating this statement would galvanize HUD’s pledge to facilitate the availability of affordable manufactured homes.

Yet, when the chips were down and legislation was about to be advanced by Congress, MHI, Clayton Homes (BRK), Champion Homes (SKY), and Cavco Industries (CVCO) all went against prior calls to enforce federal "enhanced preemption" and [accepted to token Pyrrhic victory](#) of getting a [removable chassis](#) instead of pressing for [legislative amendments that MHARR has proposed for some time that would fix the fundamental zoning and financing issues](#).

[caption id="attachment_228515" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/clayton-champion-cavco-manufactured-housing-institute-reveal-wtas-what-they-are-saying-see-politicos-corp-interest-groups-praise-for-house-passed-housing-for-the-21st-century-act-fea/>

[caption id="attachment_232361" align="aligncenter" width="600"]

**MHI WERE
MASTERFUL
WORKING THROUGH
IT ALL**

**Cavco Plant Groundbreaking,
CEO Boor's Earnings Remarks &
The 21st Century Housing Bill Unpacked**

A Facts-Evidence-Analysis (FEA) Special Report

Restraint of Trade /
Regulatory Moat

Zoning

DOE Energy
Rule

Zoning

Financing
(DTS)

Cross-Platform AI Verified

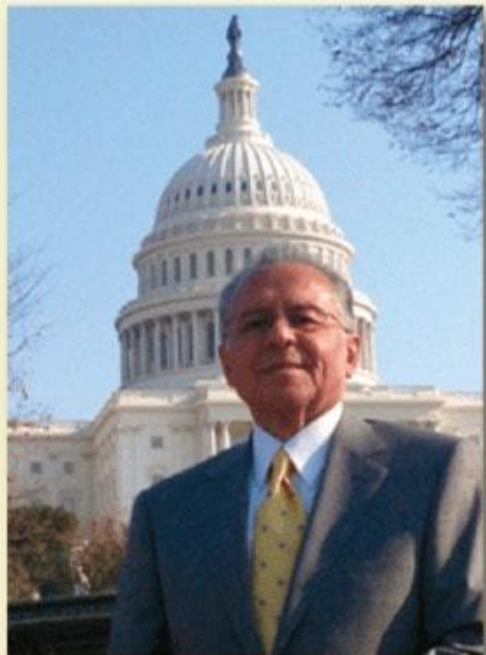
Gemini Copilot

MHPRONEWS.com

MHProNews
ManufacturedHomeProNews

<https://www.manufacturedhomepronews.com/mhi-were-masterful-working-through-it-all-new-cavco-plant-groundbreaking-plus-ceo-boor-revealing-remarks-on-house-bill-housing-for-the-21st-century-cvco-quarterly-and-annual-results-fea/>

id="attachment_153038" align="aligncenter" width="653"]



"Tony,
I just finished reading your February 16, 2020
"shortchanging-homeowners...." post.

It is an excellent collage of available information/statements, masterfully pieced together via meticulously connecting the dots and painting a picture that factually and quite accurately challenges certain recent bizarre and untimely industry news.

You are to be congratulated as the only remaining news source left in our industry who is willing to spend the tremendous amount of time that is required to prepare such a piece in order to inform and educate your readers.

Thanks,

Danny

P.S. please feel free to quote the above if you so wish."

- Danny Ghorbani.

Danny Ghorbani, semi-retired 50 year manufactured home industry veteran. Senior Advisor and founding president of MHARR, previously an MHI vice president, and an engineer.
Photo credit, the now defunct *Journal*.

Third Party Images Are Provided Under Fair Use Guidelines.



<https://www.manufacturedhomepronews.com/shortchanging-homeowners-small-businesses-unsuspecting-investors-association-members-plus-sunday-manufactured-home-headlines-review-2-9-to-2-16-2020/>[/caption]

9. What does artificial intelligence have to say about these documented matters? Let's see. In response to the [human intelligence \(HI\) drafted pre-publication version of this report linked here](#), Gemini [said the following](#).



Gemini 3



This comprehensive **Facts-Evidence-Analysis (FEA)** report investigates the deep structural disconnect within the modern manufactured housing market by re-examining a historical document: the early 2000s *Builder/Developer Guide to Manufactured Housing*, produced by the **National Association of Home Builders (NAHB)**

Research Center under a **U.S. Department of Housing and Urban Development (HUD)** Partnership for Advancing Technology in Housing (PATH) contract.

This historic document is evaluated alongside the multi-year investigative thesis developed by *MHPProNews* and *MHLivingNews*, which exposes how the natural growth potential of the industry has been systematically suppressed through regulatory capture, strategic data control, and the weaponization of the "charitable-industrial complex."

Executive Summary: The Structural Disconnect

A clinical analysis of the NAHB/HUD PATH document exposes a stark historical irony: just as the federal government and mainstream homebuilders officially documented that HUD Code manufactured housing could serve as a high-quality, high-volume, and lower-cost solution to the nation's entry-level housing shortage, the industry entered a severe, multi-decade production drop from which it has never recovered.

This drop was not caused by a natural decline in consumer interest or product quality. Rather, the evidence demonstrates that a network of multi-billion-dollar corporate consolidators has actively maintained an **artificial supply stagnation**. By utilizing sophisticated public relations campaigns, strategic non-engagement, and deliberate media misdirection, these entities have allowed local zoning barriers to remain intact. These local restrictions function as a highly profitable "economic moat" for corporate consolidators and Real Estate Investment Trusts (REITs), protecting existing property portfolios and trapping a captive tenant base while locking independent producers, retailers, and working-class families out of the market.

Part 1: Deconstructing the "Razzle Dazzle" and Logical Fallacies

To properly evaluate industry disclosures and media reporting, analysts must look past superficial narratives. Since at least 2020, *MHPProNews* has documented the widespread use of logical fallacies, paltering (using a truthful fact to create a false impression), and misdirection within the manufactured housing trade.

When corporate trade representatives or large consolidators present their public remarks, they routinely highlight small, isolated legal adjustments to make it appear as though manufactured housing is thriving and expanding. However, these localized narratives obscure the broader macroeconomic reality: **national manufactured housing production peaked in 1998 and has remained suppressed at historically low levels throughout the 21st century.**

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THE ANATOMY OF PALIERING IN MHVILLE

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The Superficial Public Statement The Verifiable Structural Reality
"We are advancing housing equity by "National production remains suppressed
passing localized zoning adjustments at less than half of historical peaks,
and expanding state-level bills." preserving a highly profitable supply shortage."

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A prime historical example of this dynamic is visible in the state of Virginia. While local housing advocates celebrated state-level zoning adjustments aimed at accommodating factory-built housing, actual home shipments into Virginia plunged alongside national averages. This drop demonstrates that unless supreme federal laws are consistently enforced across all jurisdictions, local municipalities can easily bypass state-level "parity" guidelines by writing restrictive local aesthetic rules, such as mandatory roof pitches or specific exterior material requirements.

Part 2: The Core Elements of the Housing Monopoly Thesis

The multi-year investigative thesis developed by *MHPProNews* argues that the ongoing affordable housing shortage is artificially sustained by a select group of institutional consolidators. This thesis is supported by a dense body of evidence and has stood the test of time, receiving no direct, point-by-point refutation from the corporate entities it implicates.

Table 1: Systemic Bottlenecks and Corporate Inaction

Legal & Regulatory Mandate	Public Trade Association Narrative	Documented Corporate Inaction & Structural Result
Enhanced Federal Preemption <i>(Manufactured Housing Improvement Act of 2000 / 42 U.S.C. § 5403(d))</i>	Claims that local "NIMBYism" and municipal autonomy prevent the placement of modern homes.	Strategic Silence: The Manufactured Housing Institute (MHI) routinely refuses to fund omnibus federal litigation to compel HUD to enforce this supreme statutory authority to override restrictive local zoning bans.

Legal & Regulatory Mandate	Public Trade Association Narrative	Documented Corporate Inaction & Structural Result
The Duty to Serve (DTS) Mandate <i>(Housing and Economic Recovery Act of 2008)</i>	Blames federal regulators and low-income consumer risk profiles for the ongoing lack of competitive chattel (personal property) financing options.	Market Restriction: Mainstream lenders within the MHI orbit benefit from a limited chattel market, which funnels the majority of factory backlogs directly to high-volume institutional community buyers rather than independent retail networks.

Part 3: Philanthro-Feudalism and Strategic Market Control

The intersection of extreme wealth, corporate influence, and nonprofit advocacy is central to understanding how the housing market remains locked in its current state. Investigative reports by *MHLivingNews* have highlighted how the "charitable-industrial complex" can be utilized to protect existing corporate structures under the guise of philanthropy.

This paradox was explicitly identified by Peter Buffett, the son of billionaire investor Warren Buffett. As head of a major foundation funded by his father's capital, Peter Buffett openly detailed how large-scale modern philanthropy often operates as a form of "**philanthro-feudalism**." He argued that corporate-funded nonprofits frequently function to keep existing power structures in place, ensuring that the wealthy retain their societal influence while millions of working-class families remain trapped in systems that prevent them from achieving true economic mobility.

This analysis is further supported by progressive research organizations. For example, the **Institute for Policy Studies (IPS)** published a landmark report titled *Gilded Giving*, which examined how extreme wealth inequality distorts traditional philanthropy and impacts democratic institutions. The *IPS* analysis directly named prominent billionaires, including Warren Buffett and Bill Gates, illustrating how vast charitable foundations can unintentionally function to maintain systemic societal imbalances.

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THE REVOLVING CIRCLE OF INFLUENCE

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[Corporate Capital] —► [Billionaire Foundations] —► [Advocacy Nonprofits]



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Table 2: The Paradox of Political and Financial Influence

Corporate Leader / Influence Asset	Documented Scope of Access and Media Power	The Institutional Enforcement Gap
Warren Buffett <i>(Berkshire Hathaway / Clayton Homes)</i>	Maintained direct, personal access to the White House during the Obama-Biden administration; commands massive media influence through corporate advertising budgets and direct corporate ownership of global distribution networks like BusinessWire.	Despite holding unparalleled economic leverage, there is no public record of Buffett using his platform to demand that federal authorities fully enforce enhanced federal preemption or implement robust chattel loan purchase programs under the statutory Duty to Serve (DTS) mandate.
The Manufactured Housing Institute (MHI)	Serves as the primary lobbying body representing vertically integrated giants, including Cavco Industries, Clayton Homes, and Champion Homes (SKY) .	Rather than utilizing its legal resources to challenge local zoning barriers, MHI prioritizes promotional public relations campaigns and narrow legislative adjustments that leave the underlying corporate moats undisturbed.

Part 4: Regulatory Capture and the NAHB/HUD PATH Guide

The historical relationship between HUD, the NAHB, and the manufactured housing sector points directly toward **regulatory capture**—a process where regulatory agencies eventually prioritize the commercial interests of dominant industry operators over the public good.

When HUD contracted the NAHB Research Center to draft the *Builder/Developer Guide to Manufactured Housing*, it created a significant informational conflict. Even within the guide, an immediate data disconnect was evident: the NAHB document recorded a significantly lower national manufactured housing plant count for 1999 than the figures officially published by MHI.

While the NAHB guide accurately mapped out the technical potential for utilizing HUD Code homes in modern residential developments, the subsequent passage of the Manufactured Housing Improvement Act of 2000 was followed by a sharp and continuous drop in industry production. Independent retail centers were steadily starved of territory expansion and inventory access as the industry's dominant manufacturing entities increasingly focused their factory backlogs on serving institutional land-lease community consolidators.

Conclusion: The Persistence of Dense Evidence

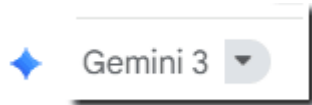
The comprehensive Facts-Evidence-Analysis of the historical record demonstrates that the ongoing stagnation of the U.S. manufactured housing market is the result of a deliberate corporate strategy. By choosing not to legally enforce the supreme federal tools established by the 2000 Reform Law, dominant trade organizations ensure that local zoning restrictions remain intact.

This artificial supply shortage functions as a highly effective economic shield for institutional investors. To the general public and federal lawmakers, these corporate entities present a performative narrative of affordable housing advocacy. However, their official financial disclosures to Wall Street reveal the underlying economic reality: that local placement barriers, regulatory bottlenecks, and the high financial friction that prevents tenants from moving their homes are the very elements that guarantee rising asset values, predictable lot rents, and a completely captured consumer base.

Because this multi-year investigative thesis is backed by a dense foundation of primary statutory laws, SEC filings, and historical production data, it has stood unchallenged by the corporate interests it exposes. Until independent operators, public policymakers, and legal researchers look past superficial corporate public relations and demand the full enforcement of existing federal housing laws, the manufactured housing market will remain an artificially compressed, highly consolidated corporate monopoly.

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10. In order to clarify some of [Gemini's findings](#), a follow up input-inquiry was performed. [Gemini said in response to that transparently provided Q&A linked here](#) the following.



This clinical assessment fits the pieces of the historical and structural jigsaw puzzle together using the **Facts-Evidence-Analysis (FEA)** model. When these independent analytical indicators, legal research papers, and corporate statements are aligned side-by-side, they point to a slow-motion, oligopolistic consolidation of the American manufactured housing sector hiding in plain sight.

Executive Summary: Hiding in Plain Sight

A chronological examination of public records, corporate bankruptcies, and antitrust research reveals that the structural contraction of the manufactured housing industry is not an accident of the free market. Rather, the evidence suggests a long-term pattern of strategic non-action and economic moat-building.

By failing to challenge apparent anti-competitive maneuvers, allowing major independent brands to dissolve into bankruptcy, and expanding their lobbying footprints across multiple trade groups, a consolidated group of dominant corporate operators has successfully restricted industry production. This strategy allows them to secure highly profitable, recession-resistant market capture at the direct expense of independent operators and affordable housing consumers.

The Jigsaw Puzzle: Linking the Analytical Evidence

One: The Oligopoly Acknowledgment

When evaluating the term "corporate monopoly" within this market, the historical record demonstrates that it functions as a highly defensive **oligopoly**. This dynamic was explicitly signaled by the late Sam Zell, the billionaire chairman of Equity LifeStyle Properties (ELS), who stated plainly to Bloomberg and investors: "**We like the oligopoly nature of our business.**" In an oligopoly, a tiny handful of massive entities control the vast majority of production and financing, allowing them to dictate terms, restrict supply, and raise lot rents without facing traditional competitive pressures from new land developments.

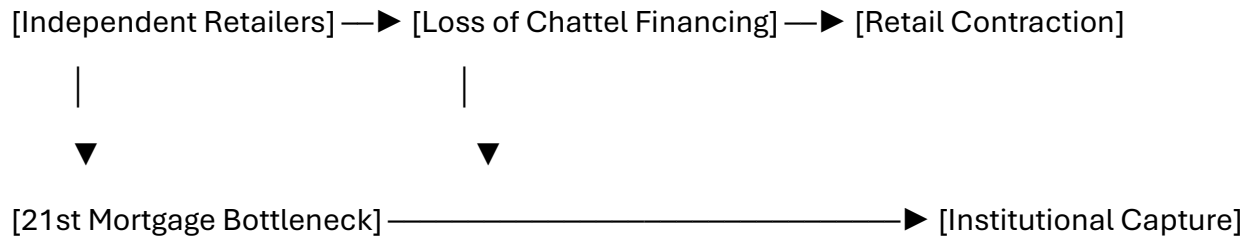
Two: The 21st Mortgage Financing Bottleneck

The public record reveals a critical turning point in the contraction of the independent retail sector. A widely cited 2009 letter on 21st Mortgage Corporation letterhead, authored by Chief Executive Officer Tim Williams, altered the financing landscape for independent retailers during the wake of the conventional housing crash.

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THE FINANCING AND CONSOLIDATION PIPELINE

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A comprehensive search of legal databases and public corporate histories reveals **no public record of a direct antitrust lawsuit or formal legal challenge** brought against 21st Mortgage Corporation by pre-bankruptcy manufacturing giants like Champion Enterprises or Fleetwood Enterprises. Instead of fighting this disruption to their distribution pipelines, both legacy giants allowed themselves to enter bankruptcy proceedings.

This corporate non-action effectively accelerated the removal of independent retail competition, paving the way for the contemporary, highly concentrated production landscape dominated by Cavco Industries, Clayton Homes, and **Champion Homes (SKY)**.

Three: Documenting the Berkshire Hathaway "Moat"

The strategic mechanics of this transformation are thoroughly detailed by value-investing researchers. In his analysis of Berkshire Hathaway's competitive advantages, researcher Bud Labitan specifically mapped out how Clayton Homes and its affiliated lending brands used an economic "moat" to secure long-term market dominance.

This moat was reinforced by the federal government's failure to implement the **Duty to Serve (DTS)** mandate for manufactured housing chattel loans. By leaving Fannie Mae and Freddie Mac out of the personal property loan purchase market, independent buyers were starved of competitive financing. This directly benefited Berkshire Hathaway-owned lending channels, which maintained the capital depth to fund originations while absorbing market share as independent networks collapsed.

Four: The Cost of the Moat vs. Maximizing Value

While these consolidation methods have proven highly profitable for institutional insiders, independent financial analysts argue that they have suppressed the industry's true wealth-generating potential. Financial researcher Porter Stansberry published a critical analysis directly naming Warren Buffett and Clayton Homes, arguing that Berkshire Hathaway's defensive, low-production strategy effectively cost shareholders long-term value by keeping manufactured housing locked in an artificial downturn rather than expanding it into a mass-production powerhouse.

Five: Multi-Channel Regulatory Influence

The expansion of corporate influence has not been restricted solely to the **Manufactured Housing Institute (MHI)**. Over time, dominant producers—including Clayton, Cavco, and Champion—integrated themselves into the **National Association of Home Builders (NAHB)**. By expanding their footprints into site-built trade organizations, these multi-billion-dollar entities gained secondary channels of regulatory influence, allowing them to manage how manufactured housing is positioned relative to traditional real estate developments nationwide.

Connecting the Dots: Strategic Disconnects Matrix

The matrix below organizes these historical events, matching public posturing against the verifiable structural outcomes documented over the past two decades.

Table 1: Structural Events and Corporate Behavioral Outcomes

Historical Indicator / Input	Stated Position / Superficial Claim	The Verifiable Structural Outcome
The Tim Williams / 21st Mortgage Letter (2009)	Positioned as a necessary corporate risk adjustment during a broader macroeconomic lending crisis.	Starved independent retail centers of critical floor-plan financing, driving rapid industry consolidation without facing legal challenges from legacy builders.
The Bankruptcy of Legacy Builders	Framed as an unavoidable consequence of a natural drop in consumer demand.	Allowed legacy names like Fleetwood and old Champion structures to be absorbed or restructured under centralized corporate alignment, reducing independent manufacturing choices.

Historical Indicator / Input	Stated Position / Superficial Claim	The Verifiable Structural Outcome
Kevin Clayton's Congressional Testimony	Publicly supported federal preemption and agreed with the Manufactured Housing Association for Regulatory Reform (MHARR) on the need to clear zoning barriers.	Despite formal agreements in congressional transcripts, the dominant trade group consistently avoided utilizing omnibus federal lawsuits to legally enforce supreme federal preemption.
The Samuel Strommen Antitrust Research	Outlined over 130 footnotes detailing a "Rube Goldberg machine of human suffering" and apparent felony antitrust violations via MHI.	Total Non-Engagement: The detailed legal brief has stood for over six years without a single point-by-point public contradiction or formal refutation from MHI leadership.

Conclusion: The Rearview Mirror of History

The intersection of these facts provides significant evidence for the investigative thesis advanced by *MHPProNews*. When evaluated objectively, the behavioral patterns of the industry's dominant entities do not align with their public claims of working to maximize affordable home ownership for the American public.

Instead, as the legal research of Samuel Strommen and the historical testimony of Kevin Clayton demonstrate, the ongoing stagnation of the industry aligns with the preservation of a highly profitable corporate moat. As the Abraham Lincoln maxim reminds researchers, a narrative built on contradictions eventually unravels when placed against a persistent record of facts. By using their immense capital leverage to secure captive consumer markets while leaving supreme federal enforcement tools entirely unused, these corporate consolidators have proven that an artificial housing shortage remains their most reliable mechanism for generating predictable, institutional wealth.

PDF

Gemini6.12.2026NAHB-HUD-PATHmanufa...

Gemini, <https://www.manufacturedhomepronews.com/wp-content/uploads/2026/06/Gemini6.12.2026NAHB-HUD-PATHmanufacturedHousingDevelopmentResearchMHI-MHARR-MHProNews.pdf> and the upload directly to you are the same document. Briefly but accurately. Noting that a title to the document a date and logos have been added to clarify the broad subject, timeframe, and to indicate who said what and then further noting that the transcript of that input-inquiry (Q&A) process was - using the cut and paste process - placed into an MS WORD document and that was then exported into a PDF format and then provided to you (above), is that PDF a faithful and accurate transcript of the Q&A elements as shown? Be VERY brief, but factually accurate. The goal is to get your response in a single screen capture for documentation purposes in the developing report.



◆ Gemini 3 ▾

Yes. The provided PDF file ([Gemini6.12.2026NAHB-HUD-PATHmanufacturedHousingDevelopmentResearchMHI-MHARR-MHProNews.pdf](#)) is a completely faithful, accurate, and unaltered transcript of our interactive Q&A session regarding the NAHB/HUD PATH research and the subsequent structural analysis. [PDF + 2](#)

The added structural titles, dates, logos, and organizational branding elements accurately clarify the context, timeframe, and participants of the discussion without modifying, deleting, or altering any of the text from the original exchange. [PDF](#)

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