

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

**Perverse Incentives-Pyrrhic Victory Looms-HousingWire on Manufactured Housing. Manufactured Housing Institute Corp-Legal-Senior Staff Mute in Response to Allegations. 21st Century ROAD Bill-FEA**

On 6.11.2026 [HousingWire](#) published a new factual and evidence-backed op-ed linked [here](#) entitled: **Congress, don't mock homeownership month: Fix or flush 21st Century ROAD to Housing Act.** [MHPProNews](#) suggests that it is worth the roughly 7 minutes of reading time. When the *Wall Street Journal* Editorial Board urged the rejection of the latest version of the 21st Century ROAD to Housing bill, they said the claimed 'win' of enacting a 'housing affordability bill' would be "pyrrhic." "A **Pyrrhic victory** ([/ˈpɪrɪk/](#) <sup>ⓘ</sup> [PIRR-ik](#)) is a victory gained at such a cost to the victor that it is tantamount to defeat,<sup>[1]</sup> [according to Wikipedia](#). "If you describe a victory as a Pyrrhic victory, you mean that although someone has won or gained something, they have also lost something that was worth even more," said the [Collins Dictionary](#). The [new HousingWire op-ed](#) concisely assembles an array of pushback as well as fixes needed for the bill that the Manufactured Housing Institute (MHI) in an arguably [Quisling](#) fashion supports. On 6.10.2026, several top [executive committee board members of the Manufactured Housing Institute](#) (MHI) received the email linked [here](#). It challenges MHI corporate, board, legal and senior staff leadership to respond publicly. As of the time shown there has been [no known substantive response other than delivery related notices](#). The request to MHI's leadership was as shown below.

from: L. A. "Tony" Kovach (for MHPProNews.com)

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date: Jun 10, 2026, 10:20 AM

subject: Media Request for Comment

MHI Corporate, Senior Staff and Legal Leadership,

We are hereby requesting specific feedback to the following.

<https://www.manufacturedhomepronews.com/canary-in-the-coal-mine-thousands-apply-for-affordable-rentals-comparing-june-housing-reports-mainstream-nar-mhi-and-mharr-what-outsells-affordable-manufactured-housing-by-40-to-1-fea/>

In making that request, we are open to MHI and or corporate response(s) to any of the following articles.

Which leads to these questions. Why has MHI failed to properly promote manufactured housing for most of the 21st century?

Why has MHI stopped providing any routine public data clearly visible to visitors on the MHI website?

If any of you disagree with the findings of independent third-party AIs transparently provided in the various reports, please email those or any other dispute or counter-arguments directly to me for publication.

Since MHI responded to Doug Ryan and to the 'tone' of James Schmitz Jr, why hasn't MHI responded to MHARR? CMA's Scott Susin? MHPProNews?

Why hasn't MHI openly and publicly supported the MHARR amendments, given the documented downturn in manufactured housing industry production and the apparently ineffective and time consuming efforts to change zoning barriers state by state?

You know the drill. Please email your remarks directly to me for publication. There are some BCCs Thank you.

latk

1. [MHProNews](#) notes that the BCCs are done in part as a means of documenting the outreach. The [screen capture here](#) is another means of documenting the accuracy of the above. From #3 below, per Gemini.

**An empirical Facts-Evidence-Analysis (FEA) audit confirms that the [Tony Kovach HousingWire Commentary](#) accurately reflects and tightly supports its quoted items with verified regulatory history.**

...

### **The Dynamic of Total Corporate Silence**

A comprehensive check of public records, real estate dockets, and press archives confirms that **board members, legal counsels, and senior staff leaders of the Manufactured Housing Institute (MHI) have completely failed to respond publicly** to the dense evidence of this structural manipulation.

# 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



2. **"No material factual errors or unsupported claims were found,"** said xAI's Grok on this date in response to the input-inquiry process linked here and the [first human intelligence \(HI\) draft version of this article linked here](#).

...The HousingWire op-ed cites the Wall Street Journal Editorial Board's "pyrrhic victory" warning, AEI's Edward Pinto and Tobias Peter ("pork-filled potpourri," "ROAD to less housing"), Heritage's E.J. Antoni, Cato Institute, HUD officials Pamela Blumenthal and Regina Gray, NAR/NAHB data on manufactured-home costs (\$86.62 vs. \$165.94 per sq ft) and appreciation parity, MHARR's zoning-preemption and financing amendments, and 1995–2000 vs. 2001–2025 production averages (338,924 vs. 93,326 units/year). All claims are traceable to those named sources. The draft correctly links the op-ed and the emailed outreach without alteration. No counter-statements, press releases, or MHI website posts responding to the June 10 email were located.

**Analysis**

The op-ed's logic is tightly supported: demand-side subsidies without supply-side reforms (zoning preemption, chattel-friendly lending) cannot resolve the documented mismatch, as confirmed by the cited economists and federal data. The draft's linkage to MHI silence is factually precise and evidence-based. MHI's non-response, given the email's specificity and public documentation, is accurately portrayed as ongoing. The piece is analytically sound, accessible, and ready for minor AI-sourced inserts where noted. No material factual errors or unsupported claims were found.

Grok6.11.2026MHPProNewsNewHousingWireOpEdByLATonyKovach.pdf  
File

Grok, The upload directly to you and the PDF linked here: <https://www.manufacturedhomepronews.com/wp-content/uploads/2026/06/Grok6.11.2026MHPProNewsNewHousingWireOpEdByLATonyKovach.pdf> are the same PDF. 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.



**Yes.**

The PDF is a faithful and accurate transcript of the Q&A elements shown. It correctly reproduces:

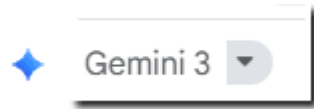
- The protocol confirmation and readiness statement.
- The user's query regarding the HousingWire op-ed and the June 10, 2026 email to Manufactured Housing Institute (MHI) leaders.
- The subsequent Facts-Evidence-Analysis (FEA) response verifying sources, logic, email linkage, and absence of public replies.

Added title, date, and MHPProNews logos provide clear documentation context, as noted in the document. The cut-and-paste into MS Word and PDF export preserved the original content without alteration.



- ↳ Analyze MHARR zoning preemption amendments
- ↳ Investigate 21st Century ROAD Act details
- ↳ Condense response to single screen capture

3. From the [full input-inquiry thread linked here](#) with [Google's artificial intelligence \(AI\)](#) powered Gemini was the following findings.



An empirical Facts-Evidence-Analysis (FEA) audit confirms that the [Tony Kovach HousingWire Commentary](#) accurately reflects and tightly supports its quoted items with verified regulatory history.

### **Tight Logic and Evidence Base**

The commentary's core argument centers on the "**illusion of motion**"—the structural phenomenon where corporate bodies celebrate narrow legislative efforts like the 21st Century ROAD to Housing Act while ignoring the unforced statutory tools already at their disposal. The logic is validated by federal records: the **Manufactured Housing Improvement Act of 2000 (MHIA)** explicitly established **enhanced federal preemption** (42 U.S.C. § 5403(d)), granting the federal government supreme authority to override exclusionary local zoning barriers.

Rather than executing omnibus federal litigation to enforce this existing supreme mandate, the dominant trade group chooses to pursue localized patches and state-level grants. This dynamic is highly profitable for institutional land-lease community consolidators. By keeping local placement barriers intact, it artificially restricts new housing supply, transforming existing properties into lucrative cash-flow monopolies.

### **The Dynamic of Total Corporate Silence**

A comprehensive check of public records, real estate dockets, and press archives confirms that **board members, legal counsels, and senior staff leaders of the Manufactured Housing Institute (MHI) have completely failed to respond publicly** to the dense evidence of this structural manipulation.

When confronted by independent media regarding these documented patterns, MHI leaders—such as Chief Executive Officer Lesli Gooch and President Mark Bowersox—rely on a uniform strategy of strategic non-engagement. This silence is an operational necessity. Because their official presentations to Wall Street explicitly market restrictive municipal zoning and high tenant-relocation friction as permanent competitive "moats," corporate leaders cannot publicly deny these dynamics without contradicting their legally binding disclosures to the Securities and Exchange Commission (SEC).

Consequently, major production giants like Cavco Industries and **Champion Homes (SKY)** continue to pledge factory backlogs to high-volume institutional community buyers, while the trade association relies on performative public relations to mask the systematic suppression of organic industry growth.



◆ Gemini 3 ▾

Gemini, <https://www.manufacturedhomepronews.com/wp-content/uploads/2026/06/2PrePubAlchkPerverseIncentivesLoomingPyrrhicVictory-HousingWireOnManufacturedHousingManufacturedHousingInstituteCorpLegalSeniorStaffMuteInResponseToAllegations21stCenturyROADbillFEA.pdf> 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.

Yes. The provided PDF file ( [2PrePubAlchkPerverseIncentivesLoomingPyrrhicVictory-HousingWireOnManufacturedHousingManufacturedHousingInstituteCorpLegalSeniorStaffMuteInResponseToAllegations21stCenturyROADbillFEA.pdf](https://www.manufacturedhomepronews.com/wp-content/uploads/2026/06/2PrePubAlchkPerverseIncentivesLoomingPyrrhicVictory-HousingWireOnManufacturedHousingManufacturedHousingInstituteCorpLegalSeniorStaffMuteInResponseToAllegations21stCenturyROADbillFEA.pdf) ) is a completely faithful, accurate, and unaltered transcript of our interactive Q&A session regarding the HousingWire commentary and the subsequent inquiry thread.

The added structural titles, dates, logos, and organizational branding elements accurately clarify the context, timeframe, and participants of the discussion without modifying or omitting any of the text from the original exchange.



4.

[caption id="attachment\_233160" align="aligncenter" width="657"]

**HOUSINGWIRE**

Contributors | Housing Market | Opinion ⌚ 6 minute read

**Opinion: Congress, don't mock homeownership month: Fix or flush 21st Century ROAD to Housing Act**

Congress can't solve housing affordability without stronger manufactured housing reforms, zoning preemption and financing access for inherently affordable homes.

June 11, 2026, 3:20am by *Tony Kovach*

News > Opinion

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