

990

Return of Organization Exempt From Income Tax

OMB No. 1545-

0047 2024

Open to Public Inspection

Form

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations) Do not enter social security numbers on this form as it may be made public.

Go to www.irs.gov/Form990 for instructions and the latest information.

Department of the Treasury

Internal Revenue Service

For the 2024 calendar year, or tax year beginning 01-01-2024, and ending 12-31-2024

- B Check if applicable: Address change, Name change, Initial return, Final return/terminated, Amended return, Application pending

C Name of organization: MANUFACTURED HOUSING INSTITUTE
Doing business as
Number and street (or P.O. box if mail is not delivered to street address) Room/suite: 1655 FORT MYER DRIVE 200
City or town, state or province, country, and ZIP or foreign postal code: ARLINGTON, VA 22209

D Employer identification number: 36-2085558
E Telephone number: (703) 558-0400
G Gross receipts \$ 10,466,333

F Name and address of principal officer: MARK BOWERSOX, 1655 FORT MYER DRIVE 200, ARLINGTON, VA 22209

H(a) Is this a group return for subordinates? Yes No
H(b) Are all subordinates included? Yes No
H(c) Group exemption number

I Tax-exempt status: 501(c)(3) 501(c)(6) 4947(a)(1) or 527

J Website: WWW.MANUFACTUREDHOUSING.ORG

K Form of organization: Corporation Trust Association Other

L Year of formation: 1936 M State of legal domicile: IL

Part I Summary

Table with 3 columns: Description, Prior Year, Current Year. Rows include: 1 Briefly describe the organization's mission... 2 Check this box... 3-7a Activities & Governance metrics 7b Net unrelated business taxable income 8-12 Revenue 13-19 Expenses 20-22 Net Assets or Fund Balances

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here: Signature of officer MARK BOWERSOX PRESIDENT, Date 2025-11-16
Paid Preparer Use Only: Print/Type preparer's name, Preparer's signature, Date 2025-11-13, Firm's name CLIFTONLARSONALLEN LLP, Firm's address 950 NORTH GLEBE ROAD SUITE 1200, ARLINGTON, VA 22203

May the IRS discuss this return with the preparer shown above? See Instructions. Yes No

**Part III Statement of Program Service Accomplishments**

Check if Schedule O contains a response or note to any line in this Part III  Yes  No

**1** Briefly describe the organization's mission:

THE MANUFACTURED HOUSING INSTITUTE (MHI) IS THE ONLY NATIONAL TRADE ORGANIZATION REPRESENTING ALL SEGMENTS OF THE FACTORY-BUILT HOUSING INDUSTRY. MHI MEMBERS INCLUDE HOME BUILDERS, RETAILERS, COMMUNITY OPERATORS, LENDERS, SUPPLIERS AND AFFILIATED STATE ORGANIZATIONS. MEMBERS ARE RESPONSIBLE FOR APPROXIMATELY 90 PERCENT OF THE HOMES PRODUCED EACH YEAR.

**2** Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ?  Yes  No

If "Yes," describe these new services on Schedule O.

**3** Did the organization cease conducting, or make significant changes in how it conducts, any program services?  Yes  No

If "Yes," describe these changes on Schedule O.

**4** Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

**4a** (Code: ) (Expenses \$ including grants of \$ ) (Revenue \$ )  
PURSUED EQUITABLE INDUSTRY RECOGNITION IN THE ACTIVITIES OF THE LEGISLATIVE AND EXECUTIVE BRANCHES OF THE FEDERAL GOVERNMENT BY ANALYSIS OF FEDERAL LEGISLATION CONTAINING PROVISIONS AFFECTING THE MANUFACTURED HOUSING INDUSTRY, INITIATED FEDERAL LEGISLATION OR ADMINISTRATIVE ACTION TO ADVANCE INDUSTRY INTEREST, AND INTERACTED WITH APPROPRIATE GOVERNMENT OFFICIALS AND RELATED ORGANIZATIONS TO ENHANCE INDUSTRY RECOGNITION AND PROPER CONSIDERATION OF INDUSTRY NEEDS.

**4b** (Code: ) (Expenses \$ including grants of \$ ) (Revenue \$ )  
SOUGHT TO OBTAIN REASONABLE FEDERAL CONSTRUCTION AND SAFETY CODES AND STANDARDS FOR THE MANUFACTURED HOUSING INDUSTRY, OFFERED PROGRAMS TO ENHANCE THE RECOGNITION AND IMAGE OF THE MANUFACTURED HOUSING INDUSTRY, OFFERED PROGRAMS AND DISTRIBUTED COMMUNITY DEVELOPMENT INFORMATION TO PROMOTE THE SUCCESSFUL OPERATION OF MANUFACTURED HOME COMMUNITIES.

**4c** (Code: ) (Expenses \$ including grants of \$ ) (Revenue \$ )  
ENABLED MHI TO BE A RECOGNIZED SOURCE OF INFORMATION REGARDING THE MANUFACTURED HOUSING INDUSTRY THROUGH ACCUMULATION AND DISTRIBUTION OF INDUSTRY INFORMATION AND STATISTICS TO GOVERNMENT OFFICIALS, THE MEDIA, AND GENERAL PUBLIC. ALSO OFFERED PROGRAMS DESIGNED TO INCREASE INDUSTRY SALES NATIONWIDE BY ENCOURAGING POLICIES TO DEVELOP MANUFACTURED HOUSING COMMUNITIES AND PRIVATE LOT PLACEMENTS.

**4d** Other program services (Describe in Schedule O.)  
(Expenses \$ including grants of \$ ) (Revenue \$ )

**4e** Total program service expenses

Part IV Checklist of Required Schedules

Table with 3 columns: Question number, Yes, No. Contains 21 numbered questions regarding organizational requirements and schedules.

**Part IV Checklist of Required Schedules (continued)**

		Yes	No
22	Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? <i>If "Yes," complete Schedule I, Parts I and III</i> . . . . .		No
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5, about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? <i>If "Yes," complete Schedule J</i> . . . . .	Yes	
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? <i>If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a</i> . . . . .		No
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception? . . . . .		
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds? . . . . .		
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?		
25a	<b>Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations.</b> Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I</i> . . . . .		
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? <i>If "Yes," complete Schedule L, Part I</i>		
26	Did the organization report any amount on Part X; line 5 or 22 for receivables from or payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons?		No
27	Did the organization provide a grant or other assistance to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or employee thereof, a grant selection committee member, or to a 35% controlled entity (including an employee thereof) or family member of any of these persons? <i>If "Yes," complete Schedule L, Part III</i> . . . . .		No
28	Was the organization a party to a business transaction with one of the following parties (see the Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions):		
a	A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? <i>If "Yes," complete Schedule L, Part IV</i> . . . . .		No
b	A family member of any individual described in line 28a? <i>If "Yes," complete Schedule L, Part IV</i> . . . . .		No
c	A 35% controlled entity of one or more individuals and/or organizations described in line 28a or 28b? <i>If "Yes," complete Schedule L, Part IV</i> . . . . .		No
29	Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M</i> . . . . .		No
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions?		No
31	Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i>		No
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II</i> . . . . .		No
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3?		No
34	Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1</i> . . . . .	Yes	
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	Yes	
b	If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2</i> . . . . .		No
36	<b>Section 501(c)(3) organizations.</b> Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2</i> . . . . .		
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? <i>If "Yes," complete Schedule R, Part VI</i> . . . . .		No
38	Did the organization complete Schedule O and provide explanations on Schedule O for Part VI, lines 11b and 19? <b>Note.</b> All Form 990 filers are required to complete Schedule O. . . . .	Yes	

**Part V Statements Regarding Other IRS Filings and Tax Compliance**

Check if Schedule O contains a response or note to any line in this Part V

		Yes	No
1a	Enter the number reported in box 3 of Form 1096. Enter -0- if not applicable		
1b	Enter the number of Forms W-2G included on line 1a. Enter -0- if not applicable		
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners? . . . . .	Yes	

Part V Statements Regarding Other IRS Filings and Tax Compliance (continued)

2a Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return . . . . . 2a 15
b If at least one is reported on line 2a, did the organization file all required federal employment tax returns? 2b Yes
3a Did the organization have unrelated business gross income of \$1,000 or more during the year? . . . . . 3a Yes
b If "Yes," has it filed a Form 990-T for this year? If "No" to line 3b, provide an explanation in Schedule O . . . . . 3b Yes
4a At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)? Enter the name of the foreign country: . . . . . 4a No
b Was the organization a party to a prohibited tax shelter transaction at any time during the tax year? . . . . . 5a No
b Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction? 5b No
c If "Yes," to line 5a or 5b, did the organization file Form 8886-T? . . . . . 5c
6a Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions? . . . . . 6a No
b If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible? . . . . . 6b
7 Organizations that may receive deductible contributions under section 170(c).
a Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor? . . . . . 7a
b If "Yes," did the organization notify the donor of the value of the goods or services provided? . . . . . 7b
c Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282? . . . . . 7c
d If "Yes," indicate the number of Forms 8282 filed during the year . . . . . 7d
e Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract? 7e
f Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract? 7f
g If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required? . . . . . 7g
h If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C? . . . . . 7h
8 Sponsoring organizations maintaining donor advised funds. Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year? 8
9 Sponsoring organizations maintaining donor advised funds.
a Did the sponsoring organization make any taxable distributions under section 4966? 9a
b Did the sponsoring organization make a distribution to a donor, donor advisor, or related person? . . . . . 9b
10 Section 501(c)(7) organizations. Enter:
a Initiation fees and capital contributions included on Part VIII, line 12 . . . . . 10a
b Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities. 10b
11 Section 501(c)(12) organizations. Enter:
a Gross income from members or shareholders . . . . . 11a
b Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them.) 11b
12a Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041? 12a
b If "Yes," enter the amount of tax-exempt interest received or accrued during the year. 12b
13 Section 501(c)(29) qualified nonprofit health insurance issuers.
a Is the organization licensed to issue qualified health plans in more than one state? . . . . . 13a
Note. See the instructions for additional information the organization must report on Schedule O.
b Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans . . . . . 13b
c Enter the amount of reserves on hand . . . . . 13c
14a Did the organization receive any payments for indoor tanning services during the tax year? . . . . . 14a No
b If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation in Schedule O . . . . . 14b
15 Is the organization subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year? . . . . . 15 No
16 Is the organization subject to the section 4968 excise tax on net investment income? . . . . . 16 No
If "Yes," complete Form 4720, Schedule O.
17 Section 501(c)(21) organizations. Did the trust, or any disqualified or other person engage in any activities that would result in the imposition of an excise tax under section 4951, 4952, or 4953? . . . . . 17
If "Yes," complete Form 6069.

Part VI Governance, Management, and Disclosure. For each "Yes" response to lines 2 through 7b below, and for a "No" response to lines 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.

Check if Schedule O contains a response or note to any line in this Part VI

Section A. Governing Body and Management

Table with 3 columns: Question, Yes, No. Rows include: 1a Enter the number of voting members... 1b Enter the number of voting members... 2 Did any officer, director, trustee... 3 Did the organization delegate control... 4 Did the organization make any significant changes... 5 Did the organization become aware... 6 Did the organization have members... 7a Did the organization have members... 7b Are any governance decisions... 8 Did the organization contemporaneously document... 8a The governing body... 8b Each committee... 9 Is there any officer, director, trustee...

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

Table with 3 columns: Question, Yes, No. Rows include: 10a Did the organization have local chapters... 10b If "Yes," did the organization have written policies... 11a Has the organization provided a complete copy... 11b Describe on Schedule O the process... 12a Did the organization have a written conflict of interest policy... 12b Were officers, directors, or trustees... 12c Did the organization regularly and consistently monitor... 13 Did the organization have a written whistleblower policy... 14 Did the organization have a written document retention... 15 Did the process for determining compensation... 15a The organization's CEO... 15b Other officers or key employees... 16a Did the organization invest in, contribute assets to... 16b If "Yes," did the organization follow a written policy...

Section C. Disclosure

Table with 2 columns: Question, Answer. Rows include: 17 List the states with which a copy of this Form 990 is required... 18 Section 6104 requires an organization to make its Form 1023... 19 Describe in Schedule O whether (and if so, how) the organization made its governing documents... 20 State the name, address, and telephone number of the person who possesses the organization's books and records...

**Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors**

Check if Schedule O contains a response or note to any line in this Part VII

**Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees**

**1a** Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
  - List all of the organization's **current** key employees, if any. See the instructions for definition of "key employee."
  - List the organization's five **current** highest compensated employees (other than an officer, director, trustee or key employee) who received reportable compensation (box 5 of Form W-2, box 6 of Form 1099-MISC, and/or box 1 of Form 1099-NEC) of more than \$100,000 from the organization and any related organizations.
  - List all of the organization's **former** officers, key employees, or highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
  - List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.
- See the instructions for the order in which to list the persons above.

Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)					(D) Reportable compensation from the organization (W-2/1099-MISC/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee;	Officer	Key employee	Highest compensated employee			
(1) WILLIAM C BOOR CHAIR	5.00 0.00	X		X			0	0	0
(2) PATRICK WAITE VICE CHAIR	5.00 0.00	X		X			0	0	0
(3) WALDEN BUTTRAM TREASURER	5.00 0.00	X		X			0	0	0
(4) CODY PEARCE SECRETARY	5.00 0.00	X		X			0	0	0
(5) TIMOTHY W WILLIAMS DIRECTOR	5.00 0.00	X		X			0	0	0
(6) LEO A POGGIONE PAST CHAIR	5.00 0.00	X		X			0	0	0
(7) RON BUNCE DIRECTOR	5.00 0.00	X					0	0	0
(8) F R DAILY DIRECTOR	5.00 0.00	X					0	0	0
(9) JENNIFER HALL DIRECTOR (UNTIL 09/24)	5.00 0.00	X					0	0	0
(10) JOHN LOUCKS DIRECTOR	5.00 0.00	X					0	0	0
(11) WADE LYALL DIRECTOR	5.00 0.00	X					0	0	0
(12) MATT NINO DIRECTOR	5.00 0.00	X					0	0	0
(13) KARL RADDE DIRECTOR	5.00 0.00	X					0	0	0
(14) WILLIAM RAFFOUL DIRECTOR (UNTIL 09/24)	5.00 0.00	X					0	0	0
(15) MICHAEL RETZER DIRECTOR	5.00 0.00	X					0	0	0
(16) RONNY O ROBERTSON DIRECTOR	5.00 0.00	X					0	0	0
(17) JODY GABEL DIRECTOR	5.00 0.00	X					0	0	0

**Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees** (continued)

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)					(D) Reportable compensation from the organization (W-2/1099-MISC/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee;	Officer	Key employee	Highest compensated employee			
(18) JAMES AYOTTE ..... DIRECTOR	5.00 ..... 5.00	X					0	0	0
(19) KNUTE CHAUNCEY ..... DIRECTOR	5.00 ..... 0.00	X					0	0	0
(20) MARK D BOWERSOX ..... PRESIDENT	40.00 ..... 0.00			X			462,780	0	61,049
(21) LESLI MCCOLLUM GOOCH ..... CHIEF EXECUTIVE OFFICER	40.00 ..... 0.00			X			461,580	0	52,863
(22) ANNE LADEWIG ..... VP OF MARKETING AND MEMBERSHIP	40.00 ..... 0.00				X		149,400	0	32,369
(23) GAY A WESTBROOK ..... SVP OF POLITICAL AND PUBLIC AFFAIRS	40.00 ..... 0.00				X		131,450	0	26,567
(24) NAIDA STRUYK ..... DIRECTOR OF MEETINGS	40.00 ..... 0.00				X		140,232	0	18,633
<b>1b Sub-Total</b> . . . . .									
<b>c Total from continuation sheets to Part VII, Section A</b> . . . . .									
<b>d Total (add lines 1b and 1c)</b> . . . . .						1,345,442	0	191,481	

**2** Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization **5**

	Yes	No
<b>3</b> Did the organization list any <b>former</b> officer, director or trustee, key employee, or highest compensated employee on line 1a? <i>If "Yes," complete Schedule J for such individual</i> . . . . .		No
<b>4</b> For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? <i>If "Yes," complete Schedule J for such individual</i> . . . . .	Yes	
<b>5</b> Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? <i>If "Yes," complete Schedule J for such person</i> . . . . .		No

**Section B. Independent Contractors**

**1** Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation
MINDSET ADVOCACY LLC 455 MASSACHUSETTS AVENUE NORTHWEST WASHINGTON, DC 22102	LOBBYING SERVICES	240,000
SIMPSON MCMAHAN GLICK & BURFORD PLLC 100 CONCOURSE PARKWAY SUITE 310 WES HOOVER, AL 35244	LEGAL SERVICES	233,823
MAYNARD NEXSEN DEPT 6575 PO BOX 11407 BIRMINGHAM, AL 35246	LEGAL SERVICES	220,563
VAULT CONSULTING LLC 8401 GREENSBORO DRIVE MCLEAN, VA 22102	ACCOUNTING SERVICES	191,652
NDP ANALYTICS 1730 RHODE ISLAND AVE NW SUITE 205 WASHINGTON, DC 20036	ECONOMIC DATA & RESEARCH SUPPORT	150,500

**2** Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization **8**

**Part VIII Statement of Revenue**

Check if Schedule O contains a response or note to any line in this Part VIII

		(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512 - 514																																																
Contributions, Gifts, Grants, and Other Similar Amounts		<table border="1"> <tr> <td><b>1a</b> Federated campaigns . . . . .</td> <td><b>1a</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>b</b> Membership dues . . . . .</td> <td><b>1b</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>c</b> Fundraising events . . . . .</td> <td><b>1c</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>d</b> Related organizations . . . . .</td> <td><b>1d</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>e</b> Government grants (contributions) . . . . .</td> <td><b>1e</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>f</b> All other contributions, gifts, grants, and similar amounts not included above . . . . .</td> <td><b>1f</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>g</b> Noncash contributions included in lines 1a - 1f: \$ . . . . .</td> <td><b>1g</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>h Total.</b> Add lines 1a-1f . . . . .</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>				<b>1a</b> Federated campaigns . . . . .	<b>1a</b>					<b>b</b> Membership dues . . . . .	<b>1b</b>					<b>c</b> Fundraising events . . . . .	<b>1c</b>					<b>d</b> Related organizations . . . . .	<b>1d</b>					<b>e</b> Government grants (contributions) . . . . .	<b>1e</b>					<b>f</b> All other contributions, gifts, grants, and similar amounts not included above . . . . .	<b>1f</b>					<b>g</b> Noncash contributions included in lines 1a - 1f: \$ . . . . .	<b>1g</b>					<b>h Total.</b> Add lines 1a-1f . . . . .					
<b>1a</b> Federated campaigns . . . . .	<b>1a</b>																																																				
<b>b</b> Membership dues . . . . .	<b>1b</b>																																																				
<b>c</b> Fundraising events . . . . .	<b>1c</b>																																																				
<b>d</b> Related organizations . . . . .	<b>1d</b>																																																				
<b>e</b> Government grants (contributions) . . . . .	<b>1e</b>																																																				
<b>f</b> All other contributions, gifts, grants, and similar amounts not included above . . . . .	<b>1f</b>																																																				
<b>g</b> Noncash contributions included in lines 1a - 1f: \$ . . . . .	<b>1g</b>																																																				
<b>h Total.</b> Add lines 1a-1f . . . . .																																																					
<b>Program Service Revenue</b>	<b>2a</b> MEMBERSHIP DUES	Business Code 900099	4,645,497	4,645,497																																																	
	<b>b</b> MEETINGS	900099	2,552,003	2,552,003																																																	
	<b>c</b> MANAGEMENT FEES	561000	50,429	50,429																																																	
	<b>d</b> BOOKSTORE	900099	1,333	1,333																																																	
	<b>e</b>																																																				
	<b>f</b> All other program service revenue.																																																				
	<b>g Total.</b> Add lines 2a-2f. . . . .		7,249,262																																																		
<b>Other Revenue</b>	<b>3</b> Investment income (including dividends, interest, and other similar amounts)		243,683		243,683																																																
	<b>4</b> Income from investment of tax-exempt bond proceeds																																																				
	<b>5</b> Royalties . . . . .																																																				
	<b>6a</b> Gross rents	(i) Real																																																			
		(ii) Personal																																																			
		<b>6b</b> Less: rental expenses																																																			
		<b>6c</b> Rental income or (loss)																																																			
	<b>d</b> Net rental income or (loss) . . . . .																																																				
	<b>7a</b> Gross amount from sales of assets other than inventory	(i) Securities	2,896,717																																																		
		(ii) Other																																																			
		<b>7b</b> Less: cost or other basis and sales expenses	2,617,360																																																		
		<b>7c</b> Gain or (loss)	279,357																																																		
	<b>d</b> Net gain or (loss) . . . . .		279,357		279,357																																																
	<b>8a</b> Gross income from fundraising events (not including \$ of contributions reported on line 1c). See Part IV, line 18 . . . . .	<b>8a</b>																																																			
<b>b</b> Less: direct expenses	<b>8b</b>																																																				
<b>c</b> Net income or (loss) from fundraising events . . . . .																																																					
<b>9a</b> Gross income from gaming activities. See Part IV, line 19 . . . . .	<b>9a</b>																																																				
<b>b</b> Less: direct expenses	<b>9b</b>																																																				
<b>c</b> Net income or (loss) from gaming activities . . . . .																																																					
<b>10a</b> Gross sales of inventory, less returns and allowances . . . . .	<b>10a</b>																																																				
<b>b</b> Less: cost of goods sold	<b>10b</b>																																																				
<b>c</b> Net income or (loss) from sales of inventory . . . . .																																																					
<b>Other Revenue Misc Amt</b>	<b>11a</b> CONTRACT DISCOUNTS	Business Code 900099	67,941	67,941																																																	
	<b>b</b> ADVERTISING	900004	3,488		3,488																																																
	<b>c</b>																																																				
	<b>d</b> All other revenue . . . . .		5,242		5,242																																																
	<b>e Total.</b> Add lines 11a-11d . . . . .		76,671																																																		
<b>12 Total revenue.</b> See instructions . . . . .		7,848,973	7,317,203	3,488	528,282																																																

**Part IX Statement of Functional Expenses**

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
<b>1</b> Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21				
<b>2</b> Grants and other assistance to domestic individuals. See Part IV, line 22				
<b>3</b> Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16.				
<b>4</b> Benefits paid to or for members				
<b>5</b> Compensation of current officers, directors, trustees, and key employees	1,038,272			
<b>6</b> Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
<b>7</b> Other salaries and wages	999,699			
<b>8</b> Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	35,077			
<b>9</b> Other employee benefits	169,451			
<b>10</b> Payroll taxes	108,323			
<b>11</b> Fees for services (non-employees):				
<b>a</b> Management				
<b>b</b> Legal	530,043			
<b>c</b> Accounting	191,652			
<b>d</b> Lobbying	510,078			
<b>e</b> Professional fundraising services. See Part IV, line 17				
<b>f</b> Investment management fees	41,021			
<b>g</b> Other (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O)	697,026			
<b>12</b> Advertising and promotion	262,180			
<b>13</b> Office expenses	64,613			
<b>14</b> Information technology	78,593			
<b>15</b> Royalties				
<b>16</b> Occupancy	226,789			
<b>17</b> Travel	205,309			
<b>18</b> Payments of travel or entertainment expenses for any federal, state, or local public officials				
<b>19</b> Conferences, conventions, and meetings	987,139			
<b>20</b> Interest				
<b>21</b> Payments to affiliates				
<b>22</b> Depreciation, depletion, and amortization	74,893			
<b>23</b> Insurance	13,684			
<b>24</b> Other expenses. Itemize expenses not covered above (List miscellaneous expenses in line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
<b>a</b> DUES & SUBSCRIPTIONS	108,301			
<b>b</b> SPONSORSHIPS	102,116			
<b>c</b>				
<b>d</b>				
<b>e</b> All other expenses	202,814			
<b>25</b> Total functional expenses. Add lines 1 through 24e	6,647,073			
<b>26</b> Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720).				

**Part X Balance Sheet**

Check if Schedule O contains a response or note to any line in this Part IX

		(A) Beginning of year		(B) End of year
<b>Assets</b>	<b>1</b> Cash—non-interest-bearing . . . . .	432,339	<b>1</b>	419,704
	<b>2</b> Savings and temporary cash investments . . . . .	1,631,819	<b>2</b>	719,669
	<b>3</b> Pledges and grants receivable, net . . . . .		<b>3</b>	
	<b>4</b> Accounts receivable, net . . . . .	528,762	<b>4</b>	567,696
	<b>5</b> Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons . . . . .		<b>5</b>	
	<b>6</b> Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B) . . . . .		<b>6</b>	
	<b>7</b> Notes and loans receivable, net . . . . .		<b>7</b>	
	<b>8</b> Inventories for sale or use . . . . .		<b>8</b>	
	<b>9</b> Prepaid expenses and deferred charges . . . . .	124,230	<b>9</b>	198,817
	<b>10a</b> Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D . . . . .	<b>10a</b> 777,716		
	<b>b</b> Less: accumulated depreciation . . . . .	<b>10b</b> 664,393	184,263	<b>10c</b> 113,323
	<b>11</b> Investments—publicly traded securities . . . . .	6,366,062	<b>11</b>	8,704,891
	<b>12</b> Investments—other securities. See Part IV, line 11 . . . . .		<b>12</b>	
	<b>13</b> Investments—program-related. See Part IV, line 11 . . . . .		<b>13</b>	
	<b>14</b> Intangible assets . . . . .		<b>14</b>	
	<b>15</b> Other assets. See Part IV, line 11 . . . . .	594,978	<b>15</b>	379,699
<b>16 Total assets.</b> Add lines 1 through 15 (must equal line 33) . . . . .	9,862,453	<b>16</b>	11,103,799	
<b>Liabilities</b>	<b>17</b> Accounts payable and accrued expenses . . . . .	390,355	<b>17</b>	381,640
	<b>18</b> Grants payable . . . . .		<b>18</b>	
	<b>19</b> Deferred revenue . . . . .	139,076	<b>19</b>	273,613
	<b>20</b> Tax-exempt bond liabilities . . . . .		<b>20</b>	
	<b>21</b> Escrow or custodial account liability. Complete Part IV of Schedule D . . . . .		<b>21</b>	
	<b>22</b> Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons . . . . .		<b>22</b>	
	<b>23</b> Secured mortgages and notes payable to unrelated third parties . . . . .		<b>23</b>	
	<b>24</b> Unsecured notes and loans payable to unrelated third parties . . . . .		<b>24</b>	
	<b>25</b> Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17 - 24). Complete Part X of Schedule D . . . . .	800,687	<b>25</b>	502,373
	<b>26 Total liabilities.</b> Add lines 17 through 25 . . . . .	1,330,118	<b>26</b>	1,157,626
<b>Net Assets or Fund Balances</b>	<b>Organizations that follow FASB ASC 958, check here <input checked="" type="checkbox"/> and complete lines 27, 28, 32, and 33.</b>			
	<b>27</b> Net assets without donor restrictions . . . . .	8,247,683	<b>27</b>	9,636,705
	<b>28</b> Net assets with donor restrictions . . . . .	284,652	<b>28</b>	309,468
	<b>Organizations that do not follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 29 through 33.</b>			
	<b>29</b> Capital stock or trust principal, or current funds . . . . .		<b>29</b>	
	<b>30</b> Paid-in or capital surplus, or land, building or equipment fund . . . . .		<b>30</b>	
	<b>31</b> Retained earnings, endowment, accumulated income, or other funds . . . . .		<b>31</b>	
<b>32</b> Total net assets or fund balances . . . . .	8,532,335	<b>32</b>	9,946,173	
<b>33</b> Total liabilities and net assets/fund balances . . . . .	9,862,453	<b>33</b>	11,103,799	

**Part XI Reconciliation of Net Assets**

Check if Schedule O contains a response or note to any line in this Part XI

<b>1</b>	Total revenue (must equal Part VIII, column (A), line 12)	<b>1</b>	7,848,973
<b>2</b>	Total expenses (must equal Part IX, column (A), line 25)	<b>2</b>	6,647,073
<b>3</b>	Revenue less expenses. Subtract line 2 from line 1	<b>3</b>	1,201,900
<b>4</b>	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	<b>4</b>	8,532,335
<b>5</b>	Net unrealized gains (losses) on investments	<b>5</b>	211,938
<b>6</b>	Donated services and use of facilities	<b>6</b>	
<b>7</b>	Investment expenses	<b>7</b>	
<b>8</b>	Prior period adjustments	<b>8</b>	
<b>9</b>	Other changes in net assets or fund balances (explain in Schedule O)	<b>9</b>	0
<b>10</b>	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (A))	<b>10</b>	9,946,173

**Part XII Financial Statements and Reporting**

Check if Schedule O contains a response or note to any line in this Part XII

	Yes	No
<b>1</b> Accounting method used to prepare the Form 990: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain on Schedule O.		
<b>2a</b> Were the organization's financial statements compiled or reviewed by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both: <input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis		No
<b>b</b> Were the organization's financial statements audited by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both: <input type="checkbox"/> Separate basis <input checked="" type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis	Yes	
<b>c</b> If "Yes," to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O.	Yes	
<b>3a</b> As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Uniform Guidance, 2 C.F.R. Part 200, Subpart F?		No
<b>b</b> If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits.		

**Additional Data**

**Return to Form**

**Software ID:**

**Software Version:**

**Form 990, Special Condition Description:**

**Special Condition Description**

**SCHEDULE C**  
**(Form 990)**

Department of the Treasury  
Internal Revenue Service

**Political Campaign and Lobbying Activities**

**For Organizations Exempt From Income Tax Under section 501(c) and section 527**

▶ **Complete if the organization is described below.** ▶ **Attach to Form 990 or Form 990-EZ.**  
▶ **Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.**

OMB No. 1545-0047

**2024**

**Open to Public Inspection**

**If the organization answered "Yes" on Form 990, Part IV, Line 3, or Form 990-EZ, Part V, line 46 (Political Campaign Activities), then**

- Section 501(c)(3) organizations: Complete Parts I-A and B. Do not complete Part I-C.
- Section 501(c) (other than section 501(c)(3)) organizations: Complete Parts I-A and C below. Do not complete Part I-B.
- Section 527 organizations: Complete Part I-A only.

**If the organization answered "Yes" on Form 990, Part IV, Line 4, or Form 990-EZ, Part VI, line 47 (Lobbying Activities), then**

- Section 501(c)(3) organizations that have filed Form 5768 (election under section 501(h)): Complete Part II-A. Do not complete Part II-B.
- Section 501(c)(3) organizations that have NOT filed Form 5768 (election under section 501(h)): Complete Part II-B. Do not complete Part II-A.

**If the organization answered "Yes" on Form 990, Part IV, Line 5 (Proxy Tax) (see separate instructions) or Form 990-EZ, Part V, line 35c (Proxy Tax) (see separate instructions), then**

- Section 501(c)(4), (5), or (6) organizations: Complete Part III.

Name of the organization  
MANUFACTURED HOUSING INSTITUTE

Employer identification number

36-2085558

**Part I-A Complete if the organization is exempt under section 501(c) or is a section 527 organization.**

- 1 Provide a description of the organization's direct and indirect political campaign activities in Part IV. See instructions for definition of "political campaign activities."
- 2 Political campaign activity expenditures. See instructions ..... ▶ \$ \_\_\_\_\_
- 3 Volunteer hours for political campaign activities. See instructions .....

**Part I-B Complete if the organization is exempt under section 501(c)(3).**

- 1 Enter the amount of any excise tax incurred by the organization under section 4955 ..... \$ \_\_\_\_\_
- 2 Enter the amount of any excise tax incurred by organization managers under section 4955 ..... \$ \_\_\_\_\_
- 3 If the organization incurred a section 4955 tax, did it file Form 4720 for this year? .....  Yes  No
- 4a Was a correction made? .....  Yes  No
- b If "Yes," describe in Part IV.

**Part I-C Complete if the organization is exempt under section 501(c), except section 501(c)(3).**

- 1 Enter the amount directly expended by the filing organization for section 527 exempt function activities ..... \$ \_\_\_\_\_
- 2 Enter the amount of the filing organization's funds contributed to other organizations for section 527 exempt function activities ..... ▶ \$ \_\_\_\_\_
- 3 Total exempt function expenditures. Add lines 1 and 2. Enter here and on Form 1120-POL, line 17b..... \$ \_\_\_\_\_
- 4 Did the filing organization file **Form 1120-POL** for this year? .....  Yes  No
- 5 Enter the names, addresses and employer identification number (EIN) of all section 527 political organizations to which the filing organization made payments. For each organization listed, enter the amount paid from the filing organization's funds. Also enter the amount of political contributions received that were promptly and directly delivered to a separate political organization, such as a separate segregated fund or a political action committee (PAC). If additional space is needed, provide information in Part IV.

(a) Name	(b) Address	(c) EIN	(d) Amount paid from filing organization's funds. If none, enter -0-.	(e) Amount of political contributions received and promptly and directly delivered to a separate political organization. If none, enter -0-.
1				
2				
3				
4				
5				
6				

**Part II-A Complete if the organization is exempt under section 501(c)(3) and filed Form 5768 (election under section 501(h)).**

- A** Check  if the filing organization belongs to an affiliated group (and list in Part IV each affiliated group member's name, address, EIN, expenses, and share of excess lobbying expenditures).  
**B** Check  if the filing organization checked box A and "limited control" provisions apply.

<b>Limits on Lobbying Expenditures</b> (The term "expenditures" means amounts paid or incurred.)	(a) Filing organization's totals	(b) Affiliated group totals												
<b>1a</b> Total lobbying expenditures to influence public opinion (grass roots lobbying) .....														
<b>b</b> Total lobbying expenditures to influence a legislative body (direct lobbying) .....														
<b>c</b> Total lobbying expenditures (add lines 1a and 1b) .....														
<b>d</b> Other exempt purpose expenditures .....														
<b>e</b> Total exempt purpose expenditures (add lines 1c and 1d) .....														
<b>f</b> Lobbying nontaxable amount. Enter the amount from the following table in both columns.														
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;">If the amount on line 1e, column (a) or (b) is:</th> <th style="width:50%;">The lobbying nontaxable amount is:</th> </tr> </thead> <tbody> <tr> <td>Not over \$500,000</td> <td>20% of the amount on line 1e.</td> </tr> <tr> <td>Over \$500,000 but not over \$1,000,000</td> <td>\$100,000 plus 15% of the excess over \$500,000.</td> </tr> <tr> <td>Over \$1,000,000 but not over \$1,500,000</td> <td>\$175,000 plus 10% of the excess over \$1,000,000.</td> </tr> <tr> <td>Over \$1,500,000 but not over \$17,000,000</td> <td>\$225,000 plus 5% of the excess over \$1,500,000.</td> </tr> <tr> <td>Over \$17,000,000</td> <td>\$1,000,000.</td> </tr> </tbody> </table>	If the amount on line 1e, column (a) or (b) is:	The lobbying nontaxable amount is:	Not over \$500,000	20% of the amount on line 1e.	Over \$500,000 but not over \$1,000,000	\$100,000 plus 15% of the excess over \$500,000.	Over \$1,000,000 but not over \$1,500,000	\$175,000 plus 10% of the excess over \$1,000,000.	Over \$1,500,000 but not over \$17,000,000	\$225,000 plus 5% of the excess over \$1,500,000.	Over \$17,000,000	\$1,000,000.		
If the amount on line 1e, column (a) or (b) is:	The lobbying nontaxable amount is:													
Not over \$500,000	20% of the amount on line 1e.													
Over \$500,000 but not over \$1,000,000	\$100,000 plus 15% of the excess over \$500,000.													
Over \$1,000,000 but not over \$1,500,000	\$175,000 plus 10% of the excess over \$1,000,000.													
Over \$1,500,000 but not over \$17,000,000	\$225,000 plus 5% of the excess over \$1,500,000.													
Over \$17,000,000	\$1,000,000.													
<b>g</b> Grassroots nontaxable amount (enter 25% of line 1f) .....														
<b>h</b> Subtract line 1g from line 1a. If zero or less, enter -0- .....														
<b>i</b> Subtract line 1f from line 1c. If zero or less, enter -0- .....														
<b>j</b> If there is an amount other than zero on either line 1h or line 1i, did the organization file Form 4720 reporting section 4911 tax for this year? .....	<input type="checkbox"/> Yes <input type="checkbox"/> No													

**4-Year Averaging Period Under Section 501(h)**  
(Some organizations that made a section 501(h) election do not have to complete all of the five columns below. See the separate instructions for lines 2a through 2f.)

<b>Lobbying Expenditures During 4-Year Averaging Period</b>					
Calendar year (or fiscal year beginning in)	(a) 2021	(b) 2022	(c) 2023	(d) 2024	(e) Total
<b>2a</b> Lobbying nontaxable amount					
<b>b</b> Lobbying ceiling amount (150% of line 2a, column(e))					
<b>c</b> Total lobbying expenditures					
<b>d</b> Grassroots nontaxable amount					
<b>e</b> Grassroots ceiling amount (150% of line 2d, column (e))					
<b>f</b> Grassroots lobbying expenditures					

**Part II-B Complete if the organization is exempt under section 501(c)(3) and has NOT filed Form 5768 (election under section 501(h)).**

For each "Yes" response on lines 1a through 1i below, provide in Part IV a detailed description of the lobbying activity.

	(a)		(b)
	Yes	No	Amount
<b>1</b> During the year, did the filing organization attempt to influence foreign, national, state or local legislation, including any attempt to influence public opinion on a legislative matter or referendum, through the use of:			
<b>a</b> Volunteers? .....			
<b>b</b> Paid staff or management (include compensation in expenses reported on lines 1c through 1i)? .....			
<b>c</b> Media advertisements? .....			
<b>d</b> Mailings to members, legislators, or the public? .....			
<b>e</b> Publications, or published or broadcast statements? .....			
<b>f</b> Grants to other organizations for lobbying purposes? .....			
<b>g</b> Direct contact with legislators, their staffs, government officials, or a legislative body? .....			
<b>h</b> Rallies, demonstrations, seminars, conventions, speeches, lectures, or any similar means? .....			
<b>i</b> Other activities? .....			
<b>j</b> Total. Add lines 1c through 1i .....			
<b>2a</b> Did the activities in line 1 cause the organization to be not described in section 501(c)(3)? .....			
<b>b</b> If "Yes," enter the amount of any tax incurred under section 4912 .....			
<b>c</b> If "Yes," enter the amount of any tax incurred by organization managers under section 4912 .....			
<b>d</b> If the filing organization incurred a section 4912 tax, did it file Form 4720 for this year? .....			

**Part III-A Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6).**

	Yes	No
<b>1</b> Were substantially all (90% or more) dues received nondeductible by members? .....	<b>1</b>	No
<b>2</b> Did the organization make only in-house lobbying expenditures of \$2,000 or less? .....	<b>2</b>	No
<b>3</b> Did the organization agree to carry over lobbying and political expenditures from the prior year? .....	<b>3</b>	No

**Part III-B Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6) and if either (a) BOTH Part III-A, lines 1 and 2, are answered "No" OR (b) Part III-A, line 3, is answered "Yes."**

<b>1</b> Dues, assessments and similar amounts from members .....	<b>1</b>	4,645,497
<b>2</b> Section 162(e) nondeductible lobbying and political expenditures (do not include amounts of political expenses for which the section 527(f) tax was paid).		
<b>a</b> Current year .....	<b>2a</b>	1,341,057
<b>b</b> Carryover from last year .....	<b>2b</b>	
<b>c</b> Total .....	<b>2c</b>	1,341,057
<b>3</b> Aggregate amount reported in section 6033(e)(1)(A) notices of nondeductible section 162(e) dues .	<b>3</b>	1,161,374
<b>4</b> If notices were sent and the amount on line 2c exceeds the amount on line 3, what portion of the excess does the organization agree to carryover to the reasonable estimate of nondeductible lobbying and political expenditure next year? .....	<b>4</b>	179,683
<b>5</b> Taxable amount of lobbying and political expenditures. See Instructions .....	<b>5</b>	

**Part IV Supplemental Information**

Provide the descriptions required for Part I-A, line 1; Part I-B, line 4; Part I-C, line 5; Part II-A (affiliated group list); Part II-A, lines 1 and 2 (see instructions), and Part II-B, line 1. Also, complete this part for any additional information.

Return Reference	Explanation
PART II-B, LINE 1:	MHI-PAC IS FEDERALLY-REGULATED AND CAN ONLY ACCEPT PERMISSIBLE CONTRIBUTIONS FROM INDIVIDUALS AT MHI MEMBER COMPANIES THAT HAVE GIVEN PRIOR APPROVAL. INDIVIDUAL CONTRIBUTIONS TO MHI-PAC AND DISBURSEMENTS FROM THE PAC TO FEDERAL CANDIDATE COMMITTEES ARE REPORTED ON THE FEC FORM 3X. MHI-PAC IS PROHIBITED FROM ACCEPTING CORPORATE CONTRIBUTIONS, BUT THE PAC ADMINISTRATIVE FUND, A NON-FEDERAL ACCOUNT, IS ALLOWED TO ACCEPT CORPORATE DONATIONS FROM MHI MEMBER COMPANIES TO BE USED TOWARD THE ADMINISTRATIVE AND SOLICITATION COSTS OF RAISING MONEY FOR MHI-PAC AND NOT DISBURSEMENTS TO FEDERAL CANDIDATE CAMPAIGNS.

**Additional Data**

**Return to Form**

**Software ID:**  
**Software Version:**

**SCHEDULE D**  
**(Form 990)**

**Supplemental Financial Statements**

OMB No. 1545-0047

(Rev. January 2025)  
Department of the Treasury  
Internal Revenue Service

▶ **Complete if the organization answered "Yes," on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.**  
▶ **Attach to Form 990.**

**Open to Public Inspection**

▶ **Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.**

**Name of the organization**  
MANUFACTURED HOUSING INSTITUTE

**Employer identification number**

36-2085558

**Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year . . . . .		
2 Aggregate value of contributions to (during year)		
3 Aggregate value of grants from (during year)		
4 Aggregate value at end of year . . . . .		
5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? . . . . .		<input type="checkbox"/> Yes <input type="checkbox"/> No
6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? . . . . .		<input type="checkbox"/> Yes <input type="checkbox"/> No

**Part II Conservation Easements.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply). <input type="checkbox"/> Preservation of land for public use (e.g., recreation or education) <input type="checkbox"/> Preservation of an historically important land area <input type="checkbox"/> Protection of natural habitat <input type="checkbox"/> Preservation of a certified historic structure <input type="checkbox"/> Preservation of open space	
2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.	
a Total number of conservation easements . . . . .	<b>Held at the End of the Year</b> 2a
b Total acreage restricted by conservation easements . . . . .	2b
c Number of conservation easements on a certified historic structure included in (a) . . . . .	2c
d Number of conservation easements included in (c) acquired after July 25, 2006, and not on a historic structure listed in the National Register . . . . .	2d
3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ▶ _____	
4 Number of states where property subject to conservation easement is located ▶ _____	
5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? . . . . .	<input type="checkbox"/> Yes <input type="checkbox"/> No
6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ▶ _____	
7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ▶ \$ _____	
8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)? . . . . .	<input type="checkbox"/> Yes <input type="checkbox"/> No
9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.	

**Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under FASB ASC 958, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide, in Part XIII, the text of the footnote to its financial statements that describes these items.	
b If the organization elected, as permitted under FASB ASC 958, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items: <b>(i)</b> Revenue included on Form 990, Part VIII, line 1 . . . . . ▶ \$ _____ <b>(ii)</b> Assets included in Form 990, Part X . . . . . ▶ \$ _____	
2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under FASB ASC 958 relating to these items: <b>a</b> Revenue included on Form 990, Part VIII, line 1 . . . . . ▶ \$ _____ <b>b</b> Assets included in Form 990, Part X . . . . . ▶ \$ _____	

**Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets** *(continued)*

**3** Using the organization's acquisition, accession, and other records, check any of the following that are a significant use of its collection items (check all that apply):

- a**  Public exhibition
- b**  Scholarly research
- c**  Preservation for future generations
- d**  Loan or exchange programs
- e**  Other .....

**4** Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.

**5** During the year, did the organization solicit or receive donations of art, historical treasures or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? . . .  Yes  No

**Part IV Escrow and Custodial Arrangements.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

**1a** Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? . . .  Yes  No

**b** If "Yes," explain the arrangement in Part XIII and complete the following table:

- c** Beginning balance . . . . .
- d** Additions during the year . . . . .
- e** Distributions during the year . . . . .
- f** Ending balance . . . . .

	Amount
<b>1c</b>	
<b>1d</b>	
<b>1e</b>	
<b>1f</b>	

**2a** Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability?  Yes  No

**b** If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided in Part XIII . . . .

**Part V Endowment Funds.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
<b>1a</b> Beginning of year balance . . . . .					
<b>b</b> Contributions . . . . .					
<b>c</b> Net investment earnings, gains, and losses					
<b>d</b> Grants or scholarships . . . . .					
<b>e</b> Other expenditures for facilities and programs . . . . .					
<b>f</b> Administrative expenses . . . . .					
<b>g</b> End of year balance . . . . .					

**2** Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:

- a** Board designated or quasi-endowment ▶ .....
- b** Permanent endowment ▶ .....
- c** Term endowment ▶ .....

The percentages on lines 2a, 2b, and 2c should equal 100%.

**3a** Are there endowment funds not in the possession of the organization that are held and administered for the organization by:

- (i)** Unrelated organizations . . . . .
- (ii)** Related organizations . . . . .

**b** If "Yes" on 3a(ii), are the related organizations listed as required on Schedule R? . . . . .

	Yes	No
<b>3a(i)</b>		
<b>3a(ii)</b>		
<b>3b</b>		

**4** Describe in Part XIII the intended uses of the organization's endowment funds.

**Part VI Land, Buildings, and Equipment.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
<b>1a</b> Land . . . . .				
<b>b</b> Buildings . . . . .				
<b>c</b> Leasehold improvements		389,375	380,174	9,201
<b>d</b> Equipment . . . . .		127,299	108,740	18,559
<b>e</b> Other . . . . .		261,042	175,479	85,563
<b>Total.</b> Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10(c).) . . . ▶				113,323

**Part VII Investments - Other Securities.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives . . . . .		
(2) Closely-held equity interests . . . . .		
(3) Other _____		
(A) _____		
(B) _____		
(C) _____		
(D) _____		
(E) _____		
(F) _____		
(G) _____		
(H) _____		
<b>Total.</b> (Column (b) must equal Form 990, Part X, col. (B) line 12.)		

**Part VIII Investments - Program Related.**

Complete if the organization answered 'Yes' on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) _____		
(2) _____		
(3) _____		
(4) _____		
(5) _____		
(6) _____		
(7) _____		
(8) _____		
(9) _____		
<b>Total.</b> (Column (b) must equal Form 990, Part X, col.(B) line 13.)		

**Part IX Other Assets.**

Complete if the organization answered 'Yes' on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1) _____	
(2) _____	
(3) _____	
(4) _____	
(5) _____	
(6) _____	
(7) _____	
(8) _____	
(9) _____	
<b>Total.</b> (Column (b) must equal Form 990, Part X, col.(B) line 15.)	

**Part X Other Liabilities.**

Complete if the organization answered 'Yes' on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
457B LONG TERM LIABILITY	105,919
LEASE LIABILITY OPERATING	396,454
_____	
_____	
_____	
_____	
_____	
<b>Total.</b> (Column (b) must equal Form 990, Part X, col.(B) line 25.)	502,373

**2.** Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FIN 48 (ASC 740). Check here if the text of the footnote has been provided in Part XIII

**Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return.**

Complete if the organization answered 'Yes' on Form 990, Part IV, line 12a.

<b>1</b>	Total revenue, gains, and other support per audited financial statements . . . . .		<b>1</b>	
<b>2</b>	Amounts included on line 1 but not on Form 990, Part VIII, line 12:			
<b>a</b>	Net unrealized gains (losses) on investments . . . . .	<b>2a</b>		
<b>b</b>	Donated services and use of facilities . . . . .	<b>2b</b>		
<b>c</b>	Recoveries of prior year grants . . . . .	<b>2c</b>		
<b>d</b>	Other (Describe in Part XIII.) . . . . .	<b>2d</b>		
<b>e</b>	Add lines <b>2a</b> through <b>2d</b> . . . . .		<b>2e</b>	
<b>3</b>	Subtract line <b>2e</b> from line <b>1</b> . . . . .		<b>3</b>	
<b>4</b>	Amounts included on Form 990, Part VIII, line 12, but not on line 1:			
<b>a</b>	Investment expenses not included on Form 990, Part VIII, line 7b . . . . .	<b>4a</b>		
<b>b</b>	Other (Describe in Part XIII.) . . . . .	<b>4b</b>		
<b>c</b>	Add lines <b>4a</b> and <b>4b</b> . . . . .		<b>4c</b>	
<b>5</b>	Total revenue. Add lines <b>3</b> and <b>4c</b> . (This must equal Form 990, Part I, line 12.) . . . . .		<b>5</b>	

**Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.**

Complete if the organization answered 'Yes' on Form 990, Part IV, line 12a.

<b>1</b>	Total expenses and losses per audited financial statements . . . . .		<b>1</b>	
<b>2</b>	Amounts included on line 1 but not on Form 990, Part IX, line 25:			
<b>a</b>	Donated services and use of facilities . . . . .	<b>2a</b>		
<b>b</b>	Prior year adjustments . . . . .	<b>2b</b>		
<b>c</b>	Other losses . . . . .	<b>2c</b>		
<b>d</b>	Other (Describe in Part XIII.) . . . . .	<b>2d</b>		
<b>e</b>	Add lines <b>2a</b> through <b>2d</b> . . . . .		<b>2e</b>	
<b>3</b>	Subtract line <b>2e</b> from line <b>1</b> . . . . .		<b>3</b>	
<b>4</b>	Amounts included on Form 990, Part IX, line 25, but not on line 1:			
<b>a</b>	Investment expenses not included on Form 990, Part VIII, line 7b . . . . .	<b>4a</b>		
<b>b</b>	Other (Describe in Part XIII.) . . . . .	<b>4b</b>		
<b>c</b>	Add lines <b>4a</b> and <b>4b</b> . . . . .		<b>4c</b>	
<b>5</b>	Total expenses. Add lines <b>3</b> and <b>4c</b> . (This must equal Form 990, Part I, line 18.) . . . . .		<b>5</b>	

**Part XIII Supplemental Information**

Provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines 2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

Return Reference	Explanation
------------------	-------------

**Additional Data**

**Return to Form**

**Software ID:**  
**Software Version:**

**Schedule J**  
**(Form 990)**

(Rev. January 2025)

Department of the Treasury  
Internal Revenue Service

**Compensation Information**

For certain Officers, Directors, Trustees, Key Employees, and Highest  
Compensated Employees

▶ Complete if the organization answered "Yes" on Form 990, Part IV, line 23.

▶ Attach to Form 990.

▶ Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.

OMB No. 1545-0047

**Open to Public  
Inspection**

Name of the organization  
MANUFACTURED HOUSING INSTITUTE

Employer identification number

36-2085558

**Part I Questions Regarding Compensation**

**1a** Check the appropriate box(es) if the organization provided any of the following to or for a person listed on Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items.

- |   |  |
|---|--|
| <input type="checkbox"/> First-class or charter travel            | <input type="checkbox"/> Housing allowance or residence for personal use |
| <input type="checkbox"/> Travel for companions                    | <input type="checkbox"/> Payments for business use of personal residence |
| <input type="checkbox"/> Tax idemnification and gross-up payments | <input type="checkbox"/> Health or social club dues or initiation fees   |
| <input type="checkbox"/> Discretionary spending account           | <input type="checkbox"/> Personal services (e.g., maid, chauffeur, chef) |

**b** If any of the boxes on Line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain

**2** Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all directors, trustees, officers, including the CEO/Executive Director, regarding the items checked on Line 1a?

**3** Indicate which, if any, of the following the filing organization used to establish the compensation of the organization's CEO/Executive Director. Check all that apply. Do not check any boxes for methods used by a related organization to establish compensation of the CEO/Executive Director, but explain in Part III.

- |   |   |
|---|---|
| <input type="checkbox"/> Compensation committee                         | <input type="checkbox"/> Written employment contract                                |
| <input checked="" type="checkbox"/> Independent compensation consultant | <input type="checkbox"/> Compensation survey or study                               |
| <input type="checkbox"/> Form 990 of other organizations                | <input checked="" type="checkbox"/> Approval by the board or compensation committee |

**4** During the year, did any person listed on Form 990, Part VII, Section A, line 1a, with respect to the filing organization or a related organization:

**a** Receive a severance payment or change-of-control payment?

**b** Participate in, or receive payment from, a supplemental nonqualified retirement plan?

**c** Participate in, or receive payment from, an equity-based compensation arrangement?

If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.

**Only 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5-9.**

**5** For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:

**a** The organization?

**b** Any related organization? If "Yes," on line 5a or 5b, describe in Part III.

**6** For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of:

**a** The organization?

**b** Any related organization? If "Yes," on line 6a or 6b, describe in Part III.

**7** For persons listed on Form 990, Part VII, Section A, line 1a, did the organization provide any nonfixed payments not described in lines 5 and 6? If "Yes," describe in Part III.

**8** Were any amounts reported on Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regulations section 53.4958-4(a)(3)? If "Yes," describe in Part III.

**9** If "Yes" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?

	Yes	No
<b>1a</b>		
<b>1b</b>		
<b>2</b>		
<b>3</b>		
<b>4a</b>		No
<b>4b</b>		No
<b>4c</b>		No
<b>5a</b>		
<b>5b</b>		
<b>6a</b>		
<b>6b</b>		
<b>7</b>		
<b>8</b>		
<b>9</b>		

**Part II Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees.** Use duplicate copies if additional space is needed.

For each individual whose compensation must be reported on Schedule J, report compensation from the organization on row (i) and from related organizations, described in the instructions, on row (ii). Do not list any individuals that are not listed on Form 990, Part VII.

**Note.** The sum of columns (B)(i)-(ii) for each listed individual must equal the total amount of Form 990, Part VII, Section A, line 1a, applicable column (D) and (E) amounts for that individual.

(A) Name and Title		(B) Breakdown of W-2, 1099-MISC compensation, and/or 1099-NEC			(C) Retirement and other deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation in column (B) reported as deferred on prior Form 990
		(i) Base compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation				
1 MARK D BOWERSOX PRESIDENT	(i)	412,675	50,105	0	23,005	38,044	523,829	0
	(ii)	0	0	0	0	0	0	0
2 LESLI MCCOLLUM GOOCH CHIEF EXECUTIVE OFFICER	(i)	411,475	50,105	0	23,349	29,514	514,443	0
	(ii)	0	0	0	0	0	0	0
3 ANNE LADEWIG VP OF MARKETING AND MEMBERSHIP	(i)	144,400	5,000	0	7,500	24,869	181,769	0
	(ii)	0	0	0	0	0	0	0
4 NAIDA STRUYK DIRECTOR OF MEETINGS	(i)	125,232	15,000	0	7,072	11,561	158,865	0
	(ii)	0	0	0	0	0	0	0
5 GAY A WESTBROOK SVP OF POLITICAL AND PUBLIC AFFAIRS	(i)	128,950	2,500	0	6,433	20,134	158,017	0
	(ii)	0	0	0	0	0	0	0

**Part III Supplemental Information**

Provide the information, explanation, or descriptions required for Part I, lines 1a, 1b, 3, 4a, 4b, 4c, 5a, 5b, 6a, 6b, 7, and 8, and for Part II. Also complete this part for any additional information.

Return Reference	Explanation
PART I, LINE 3	COMPENSATION IS SET BY INDEPENDENT PERSONS USING COMPARABILITY DATA. CONTEMPORANEOUS DOCUMENTATION IS MAINTAINED.

**Additional Data**

**Return to Form**

**Software ID:**  
**Software Version:**

**SCHEDULE O****(Form 990)**

(Rev. January 2025)  
 Department of the Treasury  
 Internal Revenue Service

**Supplemental Information to Form 990 or 990-EZ**

Complete to provide information for responses to specific questions on  
 Form 990 or 990-EZ or to provide any additional information.  
 Attach to Form 990 or 990-EZ.

Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.

OMB No. 1545-0047

**Open to Public  
 Inspection**

Name of the organization  
 MANUFACTURED HOUSING INSTITUTE

Employer identification number

36-2085558

Return Reference	Explanation
FORM 990, PART VI, SECTION A, LINE 1A	THE EXECUTIVE COMMITTEE MAY ACT IN PLACE OF THE BOARD OF DIRECTORS BETWEEN BOARD MEETINGS. NOTICE OF ALL ACTIONS TAKEN AT SUCH MEETINGS SHALL BE SENT TO THE BOARD OF DIRECTORS WITHIN TEN DAYS. THREE OF THE FIVE MEMBERS, WHICH MUST INCLUDE EITHER THE CHAIR OR VICE CHAIR, SHALL CONSTITUTE A QUORUM. A MAJORITY OF THOSE PRESENT AT A VALIDLY CONSTITUTED MEETING SHALL BE NECESSARY FOR INITIATION, APPROVAL OR RATIFICATION OF ANY ACTION OF THE EXECUTIVE COMMITTEE. THE EXECUTIVE COMMITTEE SHALL CONSIST OF THE CHAIR, VICE CHAIR, SECRETARY, TREASURER, AND IMMEDIATE PAST CHAIR OF MHI, ALL OF WHOM ALSO SERVE ON THE BOARD OF DIRECTORS.
FORM 990, PART VI, SECTION A, LINE 6	1. MANUFACTURER MEMBER: A MANUFACTURER MEMBER FABRICATES MANUFACTURED AND/OR MODULAR HOUSING UNITS. THE CLASSIFICATION, QUALIFICATION, AND PRIVILEGES OF MANUFACTURER MEMBERS SHALL BE GOVERNED BY ARTICLE X OF THESE BYLAWS. MANUFACTURERS WILL BE ORGANIZED IN A MANUFACTURED HOUSING DIVISION AND A MODULAR HOUSING DIVISION. MANUFACTURER MEMBERS ARE ELIGIBLE TO VOTE AND HOLD ELECTIVE OFFICE. 2. COMMUNITY OWNER MEMBER: A COMMUNITY OWNER MEMBER IS AN ENTITY THAT IS EITHER AN OWNER OR A FEE MANAGER OF A LAND-LEASE COMMUNITY. THE CLASSIFICATION, QUALIFICATION, AND PRIVILEGES OF COMMUNITY OWNER MEMBERS SHALL BE GOVERNED BY ARTICLE X OF THESE BYLAWS. COMMUNITY OWNER MEMBERS WILL BE ORGANIZED IN A COMMUNITIES DIVISION, ALSO KNOWN AS THE NATIONAL COMMUNITIES COUNCIL. COMMUNITY OWNER MEMBERS ARE ELIGIBLE TO VOTE AND HOLD ELECTIVE OFFICE. A COMMUNITY OWNER MEMBER MUST BE A MEMBER OF A STATE ASSOCIATION MEMBER REPRESENTING THE STATE IN WHICH THE COMMUNITY OWNER MEMBER'S HEADQUARTERS OFFICE IS LOCATED OR THE STATE IN WHICH THE PLURALITY OF ITS COMMUNITIES ARE LOCATED. 3. COMMUNITY AFFILIATE MEMBER: A COMMUNITY AFFILIATE MEMBER IS AN ENTITY WHOSE PRIMARY BUSINESS SUPPORTS THE DEVELOPMENT, FINANCE OR OPERATION OF LAND-LEASE COMMUNITIES BUT IS NOT A COMMUNITY OWNER, COMMUNITY MANAGER OR BUILDER-DEVELOPER. THE CLASSIFICATION, QUALIFICATION, AND PRIVILEGES OF COMMUNITY AFFILIATE MEMBERS SHALL BE GOVERNED BY ARTICLE X OF THESE BYLAWS. COMMUNITY AFFILIATE MEMBERS WILL BE ORGANIZED IN A COMMUNITIES DIVISION, ALSO KNOWN AS THE NATIONAL COMMUNITIES COUNCIL. COMMUNITY AFFILIATE MEMBERS ARE ELIGIBLE TO VOTE AND HOLD ELECTIVE OFFICE. 4. FINANCIAL SERVICES MEMBER: A FINANCIAL SERVICES MEMBER PROVIDES FINANCIAL SERVICES TO MANUFACTURERS, RETAIL SELLERS, BUYERS OR OWNERS OF MANUFACTURED HOMES. THE CLASSIFICATION, QUALIFICATION AND PRIVILEGES OF FINANCIAL SERVICES MEMBERS SHALL BE GOVERNED BY ARTICLE X OF THESE BYLAWS. FINANCIAL SERVICES MEMBERS WILL BE ORGANIZED IN A FINANCIAL SERVICES DIVISION. FINANCIAL SERVICES MEMBERS ARE ELIGIBLE TO VOTE AND HOLD ELECTIVE OFFICE. 5. SUPPLIER MEMBER. A SUPPLIER MEMBER PROVIDES SERVICES (OTHER THAN FINANCIAL SERVICES), GOODS OR EQUIPMENT TO MANUFACTURERS AND OWNERS OF MANUFACTURED AND/OR MODULAR HOMES. THE CLASSIFICATION, QUALIFICATION AND PRIVILEGES OF SUPPLIER MEMBERS SHALL BE GOVERNED BY ARTICLE X OF THESE BYLAWS. SUPPLIERS WILL BE ORGANIZED IN A SUPPLIERS DIVISION. SUPPLIER MEMBERS ARE ELIGIBLE TO VOTE AND HOLD ELECTIVE OFFICE. 6. STATE ASSOCIATION MEMBER: A STATE ASSOCIATION MEMBER IS A STATE ASSOCIATION REPRESENTING ANY ASPECT OF THE FACTORY-BUILT HOUSING INDUSTRY. THE CLASSIFICATION, QUALIFICATION AND PRIVILEGES OF STATE ASSOCIATION MEMBERS SHALL BE GOVERNED BY ARTICLE X OF THESE BYLAWS. STATE ASSOCIATION MEMBERS WILL BE ORGANIZED IN A FEDERATED STATES DIVISION AND SHALL APPOINT ONE CERTIFIED REPRESENTATIVE AND UP TO TWO ALTERNATE CERTIFIED REPRESENTATIVES. STATE ASSOCIATION EXECUTIVES MAY BE APPOINTED AS STATE ASSOCIATION CERTIFIED REPRESENTATIVES TO THE FEDERATED STATES DIVISION. RETAILER CERTIFIED REPRESENTATIVES OF STATE ASSOCIATION MEMBERS WILL BE ORGANIZED IN A RETAIL DIVISION, ALSO KNOWN AS THE NATIONAL RETAILERS COUNCIL. COMMUNITY CERTIFIED REPRESENTATIVES OF STATE ASSOCIATIONS WILL BE ORGANIZED IN A COMMUNITIES DIVISION, ALSO KNOWN AS THE NATIONAL COMMUNITIES COUNCIL. STATE ASSOCIATION MEMBERS ARE ELIGIBLE TO VOTE AND HOLD ELECTIVE OFFICE. 7. RETAILER MEMBER: A RETAILER MEMBER IS AN ENTITY THAT IS AN OWNER OF A MANUFACTURED AND/OR MODULAR HOME RETAIL SALES CENTER WITH A PHYSICAL LOCATION FOR THE DISPLAY OF MODELS (ON SITE, ON PRIVATE PROPERTY OR IN PLANNED OR LAND-LEASE COMMUNITIES) FOR THE SALE OF MANUFACTURED AND/OR MODULAR HOMES. THE CLASSIFICATION, QUALIFICATION, AND PRIVILEGES OF RETAILER MEMBERS SHALL BE GOVERNED BY ARTICLE X OF THESE BYLAWS. RETAILER MEMBERS WILL BE ORGANIZED IN A RETAIL DIVISION, ALSO KNOWN AS THE NATIONAL RETAILERS COUNCIL. RETAILER MEMBERS ARE ELIGIBLE TO VOTE AND HOLD ELECTIVE OFFICE. A RETAILER MEMBER MUST BE A MEMBER OF A STATE ASSOCIATION MEMBER IN EACH STATE IN WHICH THAT RETAILER MEMBER OPERATES PHYSICAL RETAIL SALES CENTERS AND ALSO MUST BE LICENSED BY EACH STATE IN WHICH LICENSING IS REQUIRED. 8. BUILDER-DEVELOPER MEMBER: A BUILDER-DEVELOPER MEMBER IS AN ENTITY THAT DEVELOPS, BUT DOES NOT OWN OR MANAGE, MANUFACTURED AND/OR MODULAR HOME COMMUNITIES AND SUBDIVISIONS (EXCEPT PRIOR TO FILLING AND SELLING THE PROPERTY OR LOTS IN THE PROPERTY). THE CLASSIFICATION, QUALIFICATION AND PRIVILEGES OF BUILDER-DEVELOPER MEMBERS SHALL BE GOVERNED BY ARTICLE X OF THESE BYLAWS. UPON JOINING MHI, BUILDER-DEVELOPER MEMBERS SHALL CHOOSE WHETHER TO BECOME MEMBERS OF THE COMMUNITIES DIVISION, THE MODULAR HOUSING DIVISION OR THE RETAIL DIVISION. BUILDER-DEVELOPER MEMBERS ARE ELIGIBLE TO VOTE AND HOLD ELECTIVE OFFICE. 9. INDIVIDUAL MEMBER: ANY PERSON EMPLOYED BY, OR WITH A SIGNIFICANT OWNERSHIP OR MANAGEMENT INTEREST IN A MANUFACTURER, COMMUNITY OWNER, COMMUNITY AFFILIATE, FINANCIAL SERVICES, SUPPLIER, STATE ASSOCIATION, RETAILER OR BUILDER-DEVELOPER MEMBER.
FORM 990, PART VI, SECTION A, LINE 7A	SEE EXPLANATION ABOVE REGARDING CLASSES OF MEMBERS.
FORM 990, PART VI, SECTION A,	SEE EXPLANATIONS ABOVE REGARDING CLASSES OF MEMBERS AND VOTING RIGHTS.

Return Reference	Explanation
LINE 7B	
FORM 990, PART VI, SECTION A, LINE 8B	WHILE THERE ARE NO MINUTES KEPT FOR EXECUTIVE COMMITTEE MEETINGS, ANY SIGNIFICANT DECISIONS MADE AT THOSE MEETINGS WILL BE PRESENTED AT THE FULL BOARD MEETING AND DOCUMENTED IN THOSE MINUTES.
FORM 990, PART VI, SECTION B, LINE 11B	THE PRESIDENT AND CEO REVIEW THE 990 BEFORE FILING. THE FINAL 990 IS SHARED WITH THE TREASURER. THE FORM 990 IS PREPARED BY AN INDEPENDENT ACCOUNTING FIRM.
FORM 990, PART VI, SECTION B, LINE 15A	THE COMPENSATION IS SET BY INDEPENDENT PERSONS USING COMPARABILITY DATA. CONTEMPORANEOUS DOCUMENTATION IS MAINTAINED. THE PROCESS DESCRIBED HERE WAS LAST COMPLETED IN 2024.
FORM 990, PART VI, SECTION C, LINE 19	THE ORGANIZATION'S GOVERNING DOCUMENTS ARE AVAILABLE TO THE PUBLIC UPON WRITTEN REQUEST TO THE PRESIDENT OF THE ORGANIZATION.
FORM 990, PART IX, LINE 11G	SPECIAL PROJECTS 16,104. OTHER PROFESSIONAL FEES 680,922.

**Additional Data**

[Return to Form](#)

**Software ID:**  
**Software Version:**

**SCHEDULE R  
(Form 990)**

(Rev. January 2025)

Department of the Treasury  
Internal Revenue Service

Name of the organization  
MANUFACTURED HOUSING INSTITUTE

**Related Organizations and Unrelated Partnerships**

Complete if the organization answered "Yes" on Form 990, Part IV, line 33, 34, 35b, 36, or 37.  
Attach to Form 990.  
Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.

OMB No. 1545-0047

**Open to Public  
Inspection**

Employer identification number

36-2085558

**Part I Identification of Disregarded Entities.** Complete if the organization answered "Yes" on Form 990, Part IV, line 33.

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity

**Part II Identification of Related Tax-Exempt Organizations.** Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related tax-exempt organizations during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled entity?	
						Yes	No
<b>(1)</b> MANUFACTURED HOUSING INSTITUTE PAC 1655 NORTH FORT MYER DRIVE SUITE 20 ARLINGTON, VA 22209 54-1992305	POLITICAL ACTION COMMITTEE	VA	527		MANUFACTURED HOUSING INSTITUTE	Yes	No
<b>(2)</b> MANUFACTURED HOUSING EDUCATIONAL INSTITUTE 1655 NORTH FORT MYER DRIVE SUITE 20 ARLINGTON, VA 22209 54-1567977	MANUFACTURED HOUSING EDUCATIONAL PROGRAMS	IN	501(C)(3)	LINE 10	N/A		No

**Part III Identification of Related Organizations Taxable as a Partnership.** Complete if the organization answered "Yes" on Form 990, Part IV, line 34, because it had one or more related organizations treated as a partnership during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of- year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K- 1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	

**Part IV Identification of Related Organizations Taxable as a Corporation or Trust.** Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a corporation or trust during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end- of-year assets	(h) Percentage ownership	(i) Section 512(b)(13) controlled entity?	
								Yes	No

**Part V Transactions With Related Organizations.** Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35b, or 36.

**Note.** Complete line 1 if any entity is listed in Parts II, III, or IV of this schedule.

	Yes	No
<b>1</b> During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?		
<b>a</b> Receipt of <b>(i)</b> interest, <b>(ii)</b> annuities, <b>(iii)</b> royalties, or <b>(iv)</b> rent from a controlled entity . . . . .	<b>1a</b>	No
<b>b</b> Gift, grant, or capital contribution to related organization(s) . . . . .	<b>1b</b>	No
<b>c</b> Gift, grant, or capital contribution from related organization(s) . . . . .	<b>1c</b>	No
<b>d</b> Loans or loan guarantees to or for related organization(s) . . . . .	<b>1d</b>	No
<b>e</b> Loans or loan guarantees by related organization(s) . . . . .	<b>1e</b>	No
<b>f</b> Dividends from related organization(s) . . . . .	<b>1f</b>	No
<b>g</b> Sale of assets to related organization(s) . . . . .	<b>1g</b>	No
<b>h</b> Purchase of assets from related organization(s) . . . . .	<b>1h</b>	No
<b>i</b> Exchange of assets with related organization(s) . . . . .	<b>1i</b>	No
<b>j</b> Lease of facilities, equipment, or other assets to related organization(s) . . . . .	<b>1j</b>	No
<b>k</b> Lease of facilities, equipment, or other assets from related organization(s) . . . . .	<b>1k</b>	No
<b>l</b> Performance of services or membership or fundraising solicitations for related organization(s)	<b>1l</b>	Yes
<b>m</b> Performance of services or membership or fundraising solicitations by related organization(s) . . . . .	<b>1m</b>	No
<b>n</b> Sharing of facilities, equipment, mailing lists, or other assets with related organization(s) . . . . .	<b>1n</b>	Yes
<b>o</b> Sharing of paid employees with related organization(s) . . . . .	<b>1o</b>	Yes
<b>p</b> Reimbursement paid to related organization(s) for expenses . . . . .	<b>1p</b>	No
<b>q</b> Reimbursement paid by related organization(s) for expenses . . . . .	<b>1q</b>	Yes
<b>r</b> Other transfer of cash or property to related organization(s) . . . . .	<b>1r</b>	No
<b>s</b> Other transfer of cash or property from related organization(s) . . . . .	<b>1s</b>	No

**2** If the answer to any of the above is "Yes," see the instructions for information on who must complete this line, including covered relationships and transaction thresholds.

(a) Name of related organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved



**Part VII Supplemental Information**

Provide additional information for responses to questions on Schedule R. See instructions.

Return Reference	Explanation
------------------	-------------

**Additional Data**

[Return to Form](#)

**Software ID:**  
**Software Version:**