

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

## Cavco Industries (CVCO) PR Brags-'VA Law Expanding Where Manufactured Homes can be Placed Good for Virginians.' So Why Doesn't Cavco Press HUD to Do that in all 50 States? FEA



According to Cavco's press release via Globe Newswire on 6.1.2026: "Cavco Industries Hosts Virginia Governor Spanberger for Landmark Manufactured Housing Bill Signing." "New zoning laws set to expand placement of manufactured homes statewide." But for regular and detail-minded readers of [MHPProNews](#), they should know that former HUD and FHFA economist Scott Susin recent [said](#): "More states are enacting "equal-treatment" laws requiring localities to permit manufactured housing wherever traditional single-family homes are allowed. At least five states — [Kentucky](#), [Maine](#), [Maryland](#), [Montana](#) and, most recently, [Virginia](#) — have passed such laws since 2024...But the evidence suggests these reforms have not worked. In [new research for my organization](#), I find that states with equal-treatment laws do not, on average, have higher shares of manufactured housing than states without them, after controlling for income, population density and climate." Why is that so? Per [Susin's research](#): "Why not? State zoning laws are attempts to override local governments, and cities have many tools to resist. Where a state lifts one restriction, a locality can substitute another." Not one word of that is mentioned in Cavco's rosy press release, which is provided below in Part I. This is occurring in the wake of the latest Manufactured Housing Association for Regulatory Reform (MHARR) reporting that year-over-year (YoY) production has notched yet another drop. [MHARR has also reported that the pending DOE energy rule section of the pending Congressional housing legislation fails](#)

to eliminate section 413 of the EISA of 2007 and it also fails to 'kill' the pending DOE energy rule regulations which have been paused for enforcement. Restated, Cavco is painting a picture for investors and others that may be accurate in reporting the bill signed by Virginia Gov. Abigail Spanberger (D), but it arguably to paint an accurate picture of what the manufactured housing landscape is.

1. [MHProNews](#) recently reported on Cavco CEO William "Bill" Boor called the Manufactured Housing Institute (MHI) handling of the legislation as "masterful." Masterful for whom? [Consolidators?](#)

[caption id="attachment\_232417" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/apparent-disconnects-between-public-statements-and-measurable-industry-outcomes-cavcos-bill-boor-mhi-road-act-dts-chattel-failure-consolidation-and-affordable-housing-crisis/>[/caption]

2. Per MHARR's latest production report.

**Just-released statistics indicate that HUD Code manufacturers produced 9,207 new homes in April 2026, a 2.6% decrease from the 9,454 new HUD Code homes produced in April 2025. Cumulative industry production for 2026 now totals 33,048 new HUD Code homes, as compared with 35,642 over the same period in 2025, a year-over-year decline of 7.2%.**

3. In what world are these vexing background realities during a well-documented affordable housing crisis acceptable for investor or other stakeholders with regards to a financially sound firm like MHI member Cavco? This MHVille [facts-evidence-analysis](#) (FEA) is underway.

[caption id="attachment\_232437" align="aligncenter" width="659"]



<https://www.manufacturedhomelivingnews.com/dirty-secrets-in-housing-crisis-lessons-from-purple-haze-and-the-first-transcontinental-railroad-for-the-puzzled-concerned-or-angry-about-u-s-affordable-housing-crisis-mhville-fea/>[/caption]

Part I

**Cavco Industries Hosts Virginia Governor Spanberger for Landmark Manufactured Housing Bill Signing**

## **New zoning laws set to expand placement of manufactured homes statewide, effective July 1**

June 01, 2026 21:41 ET | Source: Cavco Industries, Inc.

PHOENIX, June 01, 2026 (GLOBE NEWSWIRE) -- Today Cavco Industries, Inc. (Nasdaq: CVCO) ("Cavco," "we" or the "Company") hosted Virginia Gov. Abigail Spanberger at its home production facility in Rocky Mount, Virginia for the ceremonial signing of Virginia House Bill 655 and Senate Bill 346, two bipartisan zoning reform measures that reduce zoning barriers that have historically limited manufactured housing placement statewide. Both bills have been signed and take effect July 1, 2026.

The legislation expands where qualifying manufactured homes can be placed in Virginia by allowing them in areas where site-built homes are already permitted. It also prevents local governments from applying different or more restrictive zoning and land-use rules to manufactured homes than those applied to comparable site-built homes in the same area. In addition, the laws limit how localities without zoning ordinances can separately regulate manufactured home communities.

Also attending the ceremony were Randy Grumbine, executive director of the Virginia Manufactured and Modular Housing Association (VMMHA); C. Holland Perdue III, mayor of Rocky Mount, Virginia; state senators and delegates; and local officials. Guests toured the Cavco - Rocky Mount production facility and gave prepared remarks before the signing ceremony.

"We are honored to have welcomed Governor Spanberger, members of the Virginia General Assembly and other officials to our Rocky Mount facility for the tour and bill signing," said **Wade Wells, Cavco Regional Vice President**. "This legislation accomplishes something meaningful for the people of Virginia – boosting housing supply, expanding where manufactured homes can be placed and creating more pathways for families into affordable homeownership. I want to applaud the Commonwealth for recognizing the quality, energy efficiency and value that today's offsite constructed homes deliver."

Advocates say the bills address Virginia's acknowledged 200,000 estimated affordable housing shortage by making it easier to place manufactured homes on residential lots that already permit comparable site-built construction. Cavco continues to actively support affordable housing policy at the state and federal levels and was honored to host the signing at its Rocky Mount facility.

**About Cavco**

Cavco Industries, Inc., headquartered in Phoenix, Arizona, designs and builds factory-built housing products primarily distributed through a network of independent and Company-owned retailers. We are one of the largest producers of manufactured and modular homes in the United States, based on reported wholesale shipments. We are also a leading producer of park model RVs, vacation cabins and factory-built commercial structures. Cavco's finance subsidiary, CountryPlace Mortgage, is an approved Fannie Mae and Freddie Mac seller/servicer and a Ginnie Mae mortgage-backed securities issuer that offers conforming mortgages, non-conforming mortgages and home-only loans to purchasers of factory-built homes. Our insurance subsidiary, Standard Casualty, provides property and casualty insurance to owners of manufactured homes. Additional information about Cavco can be found at [www.cavcohomes.com](http://www.cavcohomes.com).

***For additional information, contact:***

**Colleen Rogers**

SVP – Marketing & Communications

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**Phone:** 972-763-5038

**On the Internet:** [www.cavcohomes.com](http://www.cavcohomes.com)

A photo accompanying this announcement is available at <https://www.globenewswire.com/NewsRoom/AttachmentNg/68fac674-03ac-4022-8bc0-e0a70073b56e>

**Part II. Additional Information from Sources as Shown including more Industry Expert MHPProNews Commentary**

In no particular order of importance.

1.

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



<https://www.manufacturedhomepronews.com/cavco-industries-manufactured-housing-lap-dance-thesis-for-investors-analysts-advocates-what-cavco-says-vs-what-cavco-does-is-not-just-ironic-its-potentially-material-facts-evidence-analysis/> [caption

id="attachment\_232138" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/what-happens-if-congress-passes-housing-reform-yet-manufactured-home-industry-growth-stalled-will-govt-shareholders-affordable-housing-seekers-residents-sue-mhi-corps-institutional-investors-fea/> [caption

id="attachment\_232263" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/cmas-scott-susin-im-not-surprised-that-successive-hud-secretaries-refused-to-take-on-federal-preemption-for-hud-code-manufactured-housing-martinez-carson-fudge-turner-mhville-fea/> [/caption][caption id="attachment\_232118" align="aligncenter" width="600"]



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

2. Per CMA's Susin.

**"State governments cannot revive the manufactured housing market on their own. But writing better laws and ensuring they are followed would be a good place to start."**

3. Additionally, zoning attorney Daniel Mandelker was among those who said 'an organization is needed for manufactured housing advocacy litigation and legislative support.'

[caption id="attachment\_187216" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/pro-manufactured-home-law-prof-daniel-r-mandelker-says-organization-needed-for-manufactured-housing-advocates-litigation-and-legislative-support-plus-mhvilles-sunday-wee/>[/caption]

4. Attorney Mandelker didn't *directly* slam MHI. But by saying such an organization is needed and after he mention Clayton Homes (BRK), wasn't he effectively pre-bunking Boor's claim that MHI has been "masterful" when MHARR and others have said and found otherwise?

[caption id="attachment\_232361" align="aligncenter" width="600"]

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

[caption id="attachment\_232823" align="aligncenter" width="600"]

<https://www.manufacturedhomepronews.com/we-told-you-so-doesnt-repeal-eisa-section-413-pablum-for-uninformed-mharr-on-bill-and-manufactured-housing-institute-mhi-support-for-doe-portion-of-housing-for-the-21st-century-act-fea/>[/caption]

5. There are no visible alarms on the Manufactured Housing Institute (MHI) website at this time about the persistent decline in manufactured housing production and shipments.

10:32 PM  
6/3/2026

**MHI**  
MACHIAVELLIAN HOUSING INSTITUTE  
THE NATIONAL ASSOCIATION  
SERVING CONSULTANTS OF THE  
MANUFACTURED HOUSING INDUSTRY

### Latest News

Keep current with MHI and the latest in manufactured housing. Browse the latest industry news.

## Advance Your Sales Career

JUNE 2, 2026  
**Invest in Growth, Unlock Opportunity with PHC**  
Set your ego aside and commit to growth, that's where real opportunity begins. Register for PHC today and save \$150 for a limited time.  
[Read More >](#)

**PHC**

### June is National Homeownership

**June is National Homeownership Month**  
In 2002, Representative Gary Miller (CA-41) introduced a bill in Congress to recognize June as National Homeownership Month in recognition of the importance of homeownership in building strong communities and families in the United States. MHI CEO Dr. Leslie Gooch served as Senior Policy Advisor and Legislative Director for Rep. Miller and led

MAY 28, 2026  
**Award-Winning Design: Cavco's Luxus Raises the Standard**  
The Luxus by Cavco Industries earned top honors at the 2026 MHI Excellence in Manufactured Housing Awards, winning the Modular Housing Design Award for its bold reimagining of factory-built living.  
[Read More >](#)

MAY 15, 2026  
**Boost Visibility and Industry Leadership with MHI Sponsorship**  
The Manufactured Housing Institute invites industry partners to explore sponsorship opportunities that elevate visibility and engagement across key audiences.  
[Read More >](#)

The Miami Times  
**A rare bipartisan housing victory faces a bigger problem: Americans still can't afford housing**  
The U.S. House of Representatives has passed what could become the most significant housing legislation in decades. But even supporters say it doesn't do...  
1 day ago

**Miami Times Latest News Source Saying Housing Bill as It Stands Won't Solve Affordable Housing Crisis.**

To the points raised by Susin and MHARR, the fact that production is falling is a clear sign that attempting to fix housing at the local level has historically not worked. Yet the pending housing bill that MHI backs proclaims it [doesn't attempt to override local zoning by design \(see myth 5\)](#). That isn't conjecture or inference. That is a statement of evidence-based facts. Yet this is the bill that Cavco's Boor called "masterful" -- for whom? [Consolidators](#) who benefit from lower production levels so they can force independents into selling, and keep new companies from entering the manufactured housing market? That is the conclusion that multiple AI systems have come to and it is supported by human intelligence too. Of course, MHI leaders (corporate and senior staff) are glad handing independents at their events. By doing so, when the time comes that independent producers, retailers, or community operators finally decide that they are ready to stop

battling the regulators, who will they turn to if not one of those smiling faces with deeper pockets who attend MHI meetings and events?

[caption id="attachment\_213599" align="aligncenter" width="654"]



***"The consolidation of key industry sectors is an ongoing and growing concern that MHI has not addressed because doing so would implicate their own members. Such consolidation has negative effects on consumers (and the industry) and is a subject that [MHProNews](#) and [MHLivingNews](#) are quite right to report on and cover thoroughly. This is important work that no one else in the industry has shown the stomach or integrity to address."***



**Mark Weiss, J.D., President and CEO of MHARR**

Manufactured Housing Association for  
Regulatory Reform (MHARR) to MHProNews.

*"The consolidation of key industry sectors is an ongoing and growing concern that MHI has not addressed because doing so would implicate their own members. Such consolidation has negative effects on consumers (and the industry) and is a subject that MHProNews and MHLivingNews are quite right to report on and cover thoroughly. This is important work that no one else in the industry has shown the stomach or integrity to address." Mark Weiss, J.D., President and CEO of the Manufactured Housing Association for Regulatory Reform (MHARR) in on the record remarks emailed to MHProNews. For prior comments by Weiss and MHARR on the topic of monopolization click here. See also*

*See also: <https://www.manufacturedhomepronews.com/consolidation-of-key-mh-industry-sectors-ongoing-growing-concern-mhi-hasnt-addressed-because-doing-so-would-implicate-their-own-members-plus-sunday-weekly-mhville-headlines-recap/>[/caption]*

That thesis isn't speculation. It is OBSERVATION. It is looking at what MHI's own members have been openly saying for years in their investor relations pitches.

[caption id="attachment\_154311" align="aligncenter" width="627"]



Nathan Smith  
Prior MHI Chairman

In response to a question about newcomers considering investing in the manufactured home industry or investing in the land-lease community sector of manufactured housing.

**“They should never get into this industry. Because I prefer to collect them [manufactured home communities] all myself...I don’t want the competition. It’s a horrible industry (laughing).”**

*Nathan Smith is a partner in what was then called SSK Communities and is more recently been rebranded as Flagship Communities. That rebranding followed a series of apparently negative news reports and legal actions, including a clip shown in HBO’s Last Week Tonight with John Oliver’s viral video hit against several MHI member firms dubbed “**Mobile Homes**” in April 2019.*



*It was a joke but an apparently serious one. See the linked report. The truth is hiding in plain sight. <https://www.manufacturedhomepronews.com/pulling-back-the-veil-on-mhi-mhv-connected-nathan-smith-kurt-keeney-and-flagship-communities-reit-fact-check-and-analysis-of-flagships-ir-pitch-tsx-mhc-u-plus-mhville-markets-u/>[/caption][caption id="attachment\_216117" align="aligncenter" width="650"]*

Per sources, this is among the reasons MHI and some of their affiliates and allies want smaller members. Networking events creates opportunities to buy communities or other businesses 'off market.' It saves money.

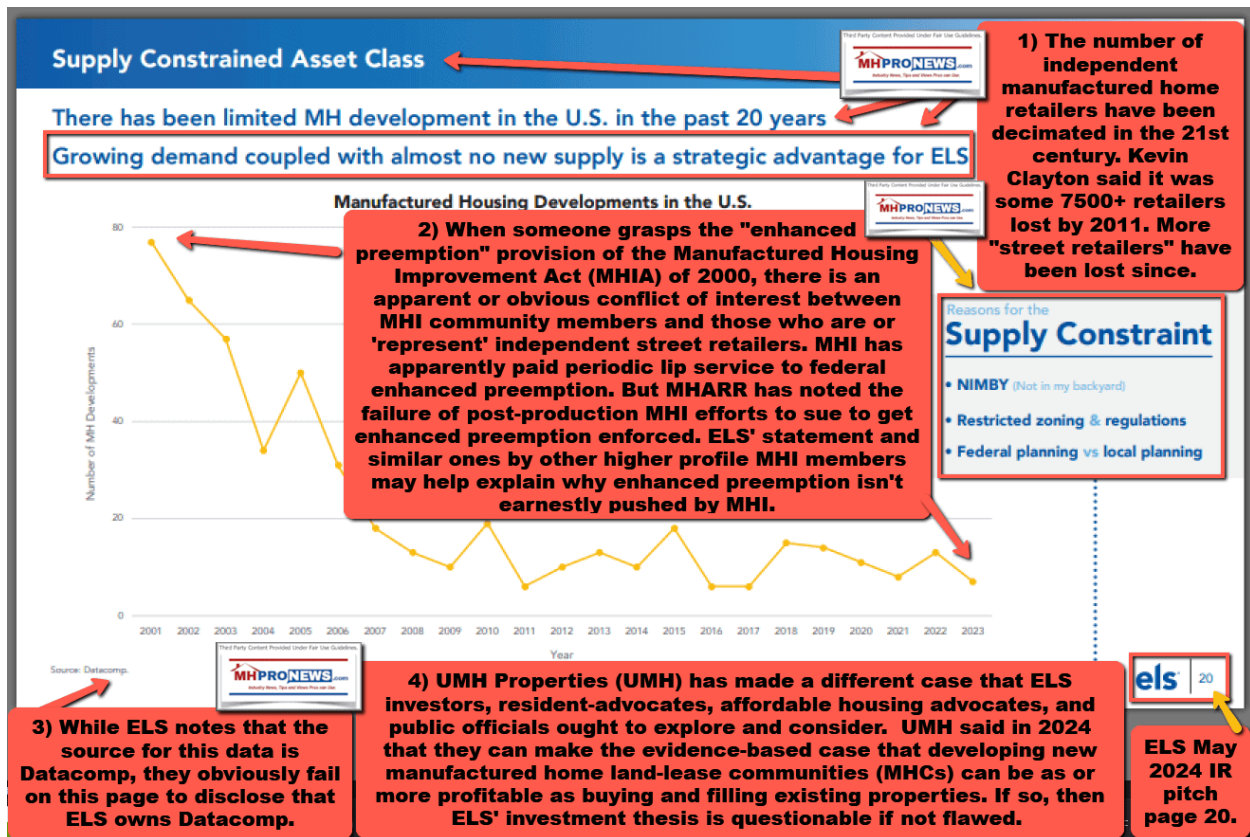
### Consolidation Opportunity Drives External Growth



### Expand Portfolio Footprint and Lead Consolidation of Fragmented Industry

**Consolidation and fragmentation are not dirty words per se. That noted, as antitrust related issues continue to rise among public officials and policy advocates, questions about the Manufactured Housing Institute (MHI) - which Flagship boasts Nathan Smith was a prior chairman of - what certain lawmakers, regulators - including attorney generals (AGs) have called 'predatory practices' - are more possible red flags. See the balance of this report on MHPProNews along with related linked reports.**

MHPProNews Note: depending on your browser or device, many images in this report and others on MHPProNews can be clicked to expand. Click the image and follow the prompts. For example, in some browsers/devices you click the image and select 'open in a new window.' After clicking that selection you click the image in the open window to expand the image to a larger size. To return to this page, use your back key, escape or follow the prompts. [caption][caption id="attachment\_213154" align="aligncenter" width="657"]



**“Growing demand coupled with almost no new supply is a strategic advantage for ELS.” Improve the overall operating environment for the manufactured housing industry and expand the demand for manufactured homes by seeking fair and equitable treatment in the marketplace and the regulatory and legislative arenas.”** This may be one of the more important documents to federal investigators or others who are probing manufactured housing's historic underperformance in the 21st century. For context and details see: <https://www.manufacturedhomepronews.com/over-1-million-manufactured-housing-institute-doc-drop-top-mhi-staff-pay-revealed-additionally-unpacking-evidence-of-perjury-fraud-other-possible-federal-crimes-plus-mhville-stocks-update/> Note too that should this be determined to be part of purported collusion or conspiracy to manipulate the market, and per federal law, the statutes of limitations do not begin to run in such matters until the final act is performed. There is already a national class action antitrust suite pending; see that here: <https://www.manufacturedhomepronews.com/case-1-23-cv-06715-filed-01-26-26-judge-franklin-u-valderrama-second-amended-consolidated-class-action-complaint-murex-settled-includes-cooperation-provision-information-documents-fea> and here: <https://www.manufacturedhomepronews.com/court-grants-preliminary-approval-of-class-settlement-with-murex-properties-case-123-cv-06715-judge-valderrama-2nd-amended-class-action-complaint-manufactured-home-lot-rent-antitru/> 8 of the 11

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

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

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

[/caption][caption id="attachment\_214134" align="aligncenter" width="645"]



***"Spending time with our community customers is among my many highlights of the last 50 days. We are growing with our community customers and are committed to supporting***

***their mission and goals."***

– Tim Larson

President & Chief Executive Officer (CEO)

Champion Homes (SKY)

*"We are growing with our community customers and are committed to supporting their mission and goals."* <https://www.manufacturedhomepronews.com/systemic-issue-impacts-companies-investors-consumers-better-understanding-earnings-calls-and-role-of-analysts-using-example-of-champion-homes-q3-2025-earnings-call-transcript-mhville-fea/>[/caption]

If MHI members, like Cavco Industries (CVCO) or others, wanted to see robust growth, they already know what is needed. Cavco's Bill Boor has told Congressional hearings on

different occasions that they want to see federal "enhanced preemption" enforced to overcome local zoning barriers. But if they sincerely meant that, then why haven't they insisted - alongside [MHARR](#) - that existing federal laws be MANDATED for enforcement via [amendments](#) to the existing bills?

[caption id="attachment\_232823" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/we-told-you-so-doesnt-repeal-eisa-section-413-pablum-for-uninformed-mharr-on-bill-and-manufactured-housing-institute-mhi-support-for-doe-portion-of-housing-for-the-21st-century-act-fea/>[/caption][caption id="attachment\_232758" align="aligncenter" width="600"]

# FACTUAL STATE OF MANUFACTURED HOUSING. INDUSTRY DATA AT A GLANCE WITH SOURCES.

THIRD-PARTY FACT CHECKED MANUFACTURED HOUSING INDUSTRY INFOGRAPHICS. MHVILLE FEA.



<https://www.manufacturedhomepronews.com/factual-state-of-manufactured-housing-manufactured-home-industry-data-at-a-glance-with-sources-third-party-fact-checked-manufactured-housing-industry-infographics-mhville-fea/>[/caption][caption id="attachment\_232417" align="aligncenter" width="600"]



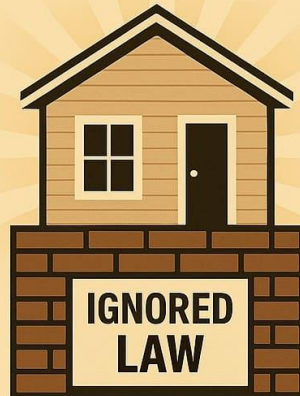
<https://www.manufacturedhomepronews.com/apparent-disconnects-between-public-statements-and-measurable-industry-outcomes-cavcos-bill-boor-mhi-road-act-dts-chattel-failure-consolidation-and-affordable-housing-crisis/>[/caption][caption id="attachment\_216406" align="aligncenter" width="647"]

# RISE, FALL—AND WHAT CAN RISE AGAIN

1970s



2000s-2020s



FUTURE?



**MHIA  
ENFORCED  
DTS  
RESPECTED**

Copilot



*MHPProNews Note: depending on your browser or device, many images in this report and others on MHPProNews can be clicked to expand. Click the image and follow the prompts. For example, in some browsers/devices you click the image and select 'open in a new window.' After clicking that selection you click the image in the open window to expand the image to a larger size. To return to this page, use your back key, escape or follow the prompts. [/caption][caption id="attachment\_232072" align="aligncenter" width="656"]*

**THREE MANUFACTURED HOUSING  
Regulatory Roadblocks —  
— and How to Fix Them! —**

**OVERCOME LOCAL ZONING BARRIERS!**  
Enforce MHIA 2000's  
Enhanced Preemption

**Richland, MS shows it can be done—  
Enforce federal preemption  
to stop unfair zoning bans!**

**Fix DUTY TO SERVE FINANCING!**  
Apply HERA 2008's DTS  
to Chattel Loans

**COMMUNITY CONSOLIDATORS**

**DTS turned on its head—Investors  
get cheap loans as site fees rise,  
while Homebuyers get no DTS support.  
Why, when MH homes often appreciate  
faster than conventional housing?**

**REPEAL COSTLY  
DOE ENERGY MANDATES!**  
MHARR & MHPronews Pushed MHI-  
Gas Industry Sued Fast

**Swift Lawsuit**

**Pending Housing  
Bill Weakened—  
MHARR Demands Repeal & Fair Standards!**

**MHI Postures—While Consoliation Continues; MHARK Clear, Consistent, and Wants Level Playing Fieel!**

**Robustly Enforce Existing Laws—Add MHARR Amendments to Pending Legislation for More Affowable Homes!**

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

6.