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

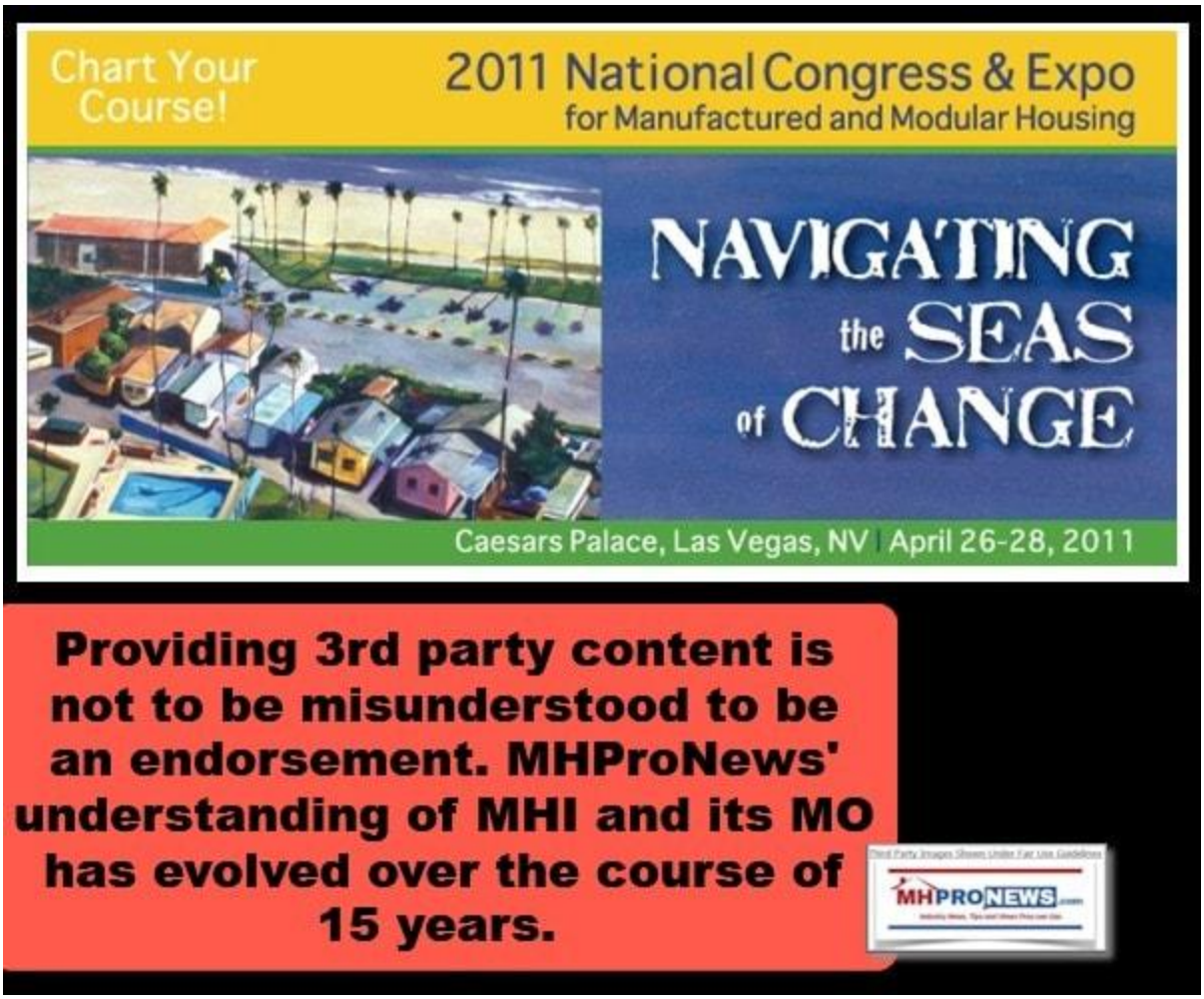
50 States Production-Shipment Data for HUD Code Manufactured Homes-October Release of Aug 2026 Data. Apartments vs Manufactured Homes. What Key Performance Indicator Facts plus Decades of Experience Reveal in MHVille-FEA

According to: "Data from the National Multifamily Housing Council (NMHC) and American Community Survey (ACS) indicate small-to-medium and larger multifamily/apartment structures accounted for a major share of that inventory (with multi-unit building stocks totaling roughly 21 to 25+ million units depending on structure size definitions)." [1, 2, 3, 4] Citing a range of sources, "Approximately **8.2 million to 8.5 million new multifamily housing units** were built and completed in the United States between 2000 and 2025. This window included the 2000s condo boom, the severe post-2008 construction crash, and a massive modern development wave that peaked between 2024 and 2025 with the highest completion numbers seen in roughly 40 years (~591,000 units in 2024 and 484,000 units in 2025)." [1, 2, 3, 4, 5, 6] By comparison, only a few hundred new land lease manufactured home communities (MHCs) were developed during that same timeframe (see here 1, here 2 and here 3 - noting that all three of those sources are linked to the Manufactured Housing Institute or MHI). While estimates may vary, perhaps some 5000 land-lease old mobile home parks (MHPs) and manufactured home communities (MHCs) closed between 2000 to 2025. Needless to say, some apartments closed too, but far more apartments opened rather than closed. With manufactured home communities, the opposite appears to be true. This is yet another issue that is apparently not directly or properly addressed by MHI, perhaps because it would undermine their narrative of what a supposedly great job they are doing representing "all segments" of the manufactured home industry in the 21st century. When the National Association of Realtors (NAR a.k.a.: Realtor) recently said that only some 17 percent of zoning in the United States (U.S.) allows for the development of a manufactured home community (MHC), that stands in sharp contrast with the Mobile Home Manufacturers Association (MHMA) track record of developing hundreds of thousands of new sites to aid the placement of then new pre-HUD Code mobile homes.

1.

[caption id="attachment_216400" align="aligncenter" width="530"]

Mobile Home Manufacturers Association (MHMA) and the 21st Century Manufactured Housing Institute (MHI) https://www.manufacturedhomepronews.com/historic-revealing-production-retailers-dealers-data-mobile-home-parks-and-finance-facts-from-mobile-home-history-when-mobile-homes-were-30-vs-10-of-all-single-family-housing-units-fea/[/caption][caption id="attachment_218789" align="aligncenter" width="600"]



https://www.manufacturedhomepronews.com/doe-energy-rule-update-manufactured-housing-institute-mhi-compared-to-manufactured-housing-association-for-regulatory-reform-mharr-engagement-and-communications-why-it-matters-mhville-fea/ Note: depending on your browser or device, many images in this report can be clicked to expand. 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_239583" align="aligncenter" width="653"]

https://www.manufacturedhomepronews.com/either-someone-is-asleep-at-switch-or-fix-is-in-either-way-its-not-good-exclusive-qa-w-mark-weiss-j-d-pres-ceo-of-manufactured-housing-association-for-regulatory-reform-mharr-on-mhi/[/caption][caption id="attachment_236974" align="aligncenter" width="600"]

https://manufacturedhousingassociationregulatoryreform.org/affordable-housing-information/ and the Crooked E and Crooked I is found here: housingwire.KovachOpEdTheCrookedEandManufacturedHousingEvidenceofSystemicFailuresAndCorruptionManufacturedHousingInstituteConsolidationThesis.pdf

https://manufacturedhousingassociationregulatoryreform.org/affordable-housing-

information/[/caption][caption id="attachment_237808" align="aligncenter" width="600"]

https://www.manufacturedhomepronews.com/manufactured-housing-historic-timeline-of-notable-events-research-statements-mid-1990s-to-2025-rising-production-sharp-fall-tepid-stagnant-recovery-consolidation-over-organic-growth-fea/[/caption][caption id="attachment_235903" align="aligncenter" width="600"]

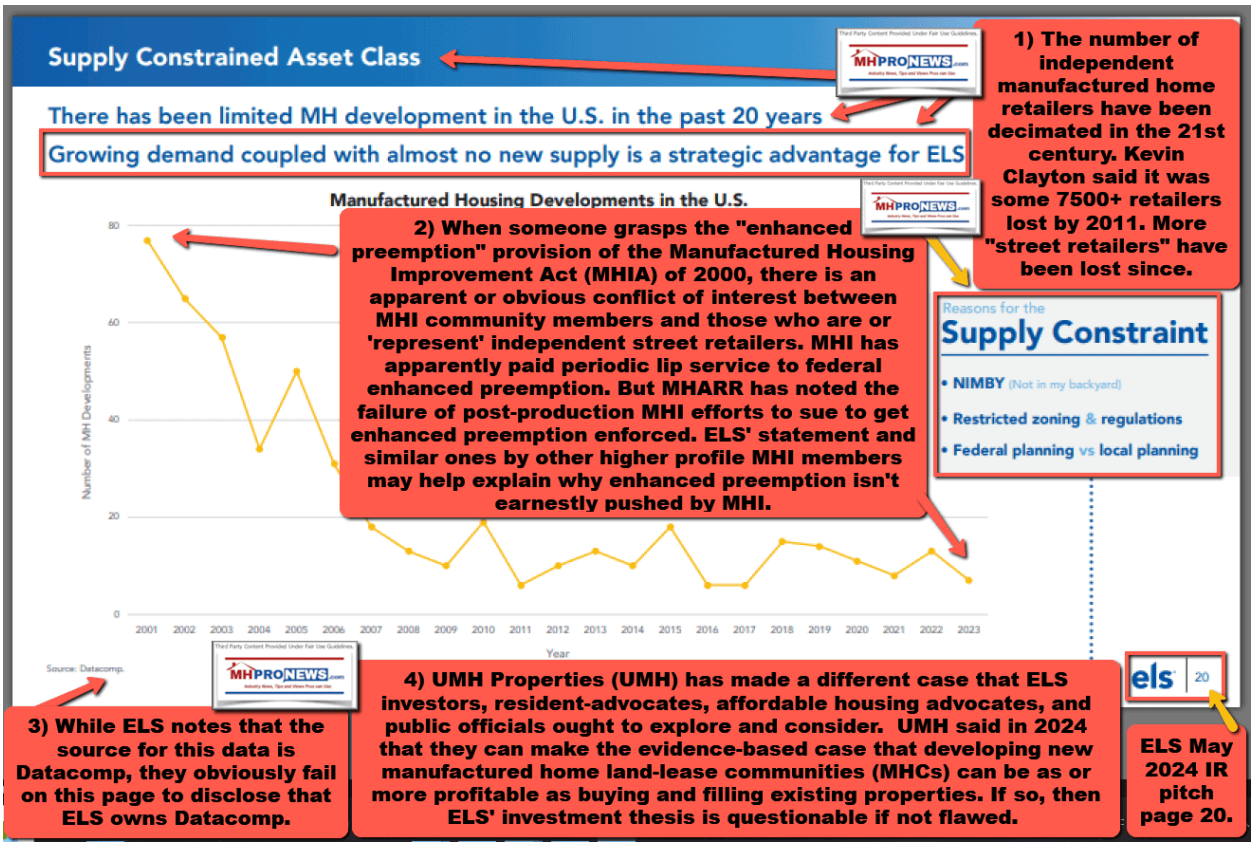
https://www.manufacturedhomepronews.com/the-manufactured-housing-institute-mhi-consolidation-thesis-painful-to-some-but-difficult-to-deny-manufactured-housing-truths-hide-in-plain-sight-plus-sunday-weekly-mhville-headlines-recap[/caption][caption id="attachment_239499" align="aligncenter" width="600"]

https://www.manufacturedhomepronews.com/mh-institute-insiders-silence-their-silence-acts-as-a-tacit-admission-that-facts-presented-by-investigative-journalism-cannot-easily-be-refuted-without-exposing-deeper-contradictions-in-mh/[/caption][caption id="attachment_239476" align="aligncenter" width="600"]

https://www.manufacturedhomepronews.com/l-a-tony-kovach-comments-to-manufactured-housing-consensus-committee-mhcc-and-hud-office-of-manufactured-housing-programs-omhp-removable-chassis-as-next-crossmod-type-red-herring-fea/[/caption]

2. Developing new multi-family housing or new manufactured home communities (MHCs), like production and shipment data, ought to be considered as a "key performance indicator" or KPI. It is the opposite of speculative to observe that a) the current chairman of MHI's board of directors is Patrick Waite, the COO of Equity LifeStyle Properties (ELS). ELS' investor relations (IR) presentation includes the following page (annotated by MHProNews). Quoting, "Growing demand coupled with almost no new supply is a strategic advantage for ELS." The reasons for the "supply constraint," per ELS, include "NIMBY" (Not in my back yard) and "Restricted zoning & regulations."

[caption id="attachment_213154" align="aligncenter" width="654"]



"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-*

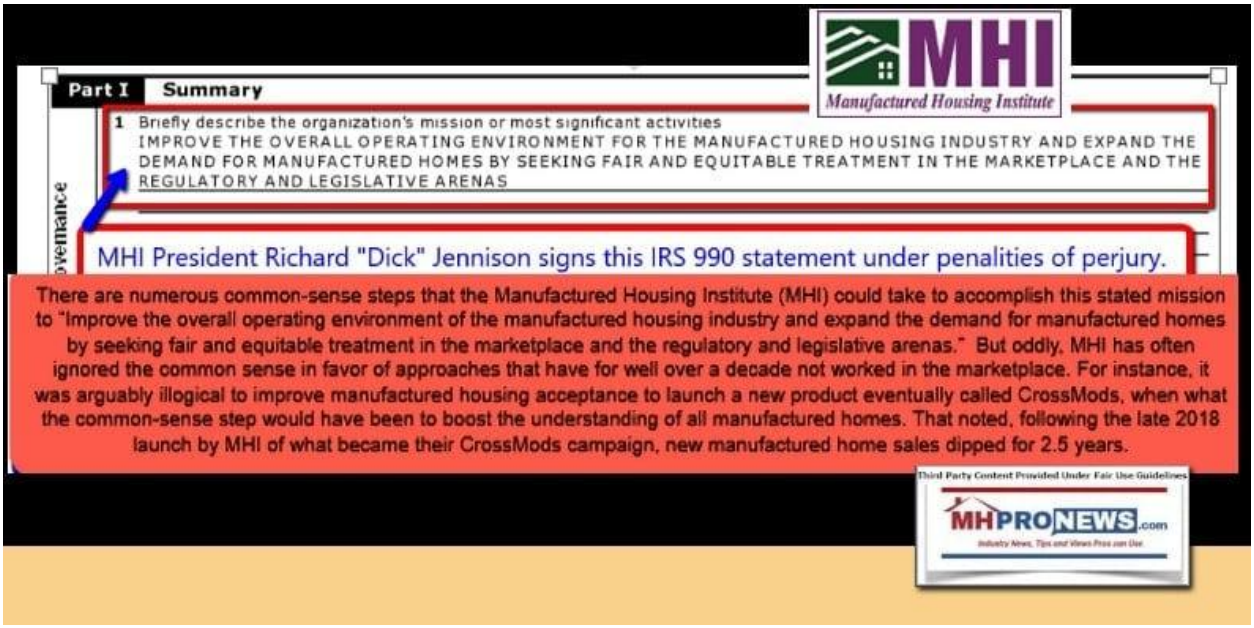
unpacking-evidence-of-perjury-fraud-other-possible-federal-crimes-plus-mhville-stocks-update/ Note too that should this be determined to be part of purported collusion or conspiracy to manipulate the market, and per federal law, the statutes of limitations do not begin to run in such matters until the 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-statemen/ To see another article that reflects other MHI member stances on constraining supply, click here. https://www.manufacturedhomepronews.com/pulling-back-the-veil-on-mhi-mhv-connected-nathan-smith-kurt-keeney-and-flagship-communities-reit-fact-check-and-analysis-of-flagships-ir-pitch-tsx-mhc-u-plus-mhville-markets-u/

[/caption]

3. MHProNews also observes that the typical pattern for MHI's leadership is that the vice chair becomes the chairman at the end of the chair's term. The vice chair at MHI is currently Cody Pierce, who is a vice president for Yes! Communities. Both Yes! and ELS are defendants in the pending amended national class action antitrust suit that alleges price fixing of lot rents. Some 8 of the 11 named defendants were reportedly members of MHI.

4. So, while apartments (multi-family housing) and the recreational vehicle (RV) industry are actively pursuing organic growth, key members of MHI are publicly making statements that contradict MHI's claim that they are seeking the organic growth of the industry, which has been part of years of their IRS Form 990 filings.

[caption id="attachment_212763" align="aligncenter" width="650"]

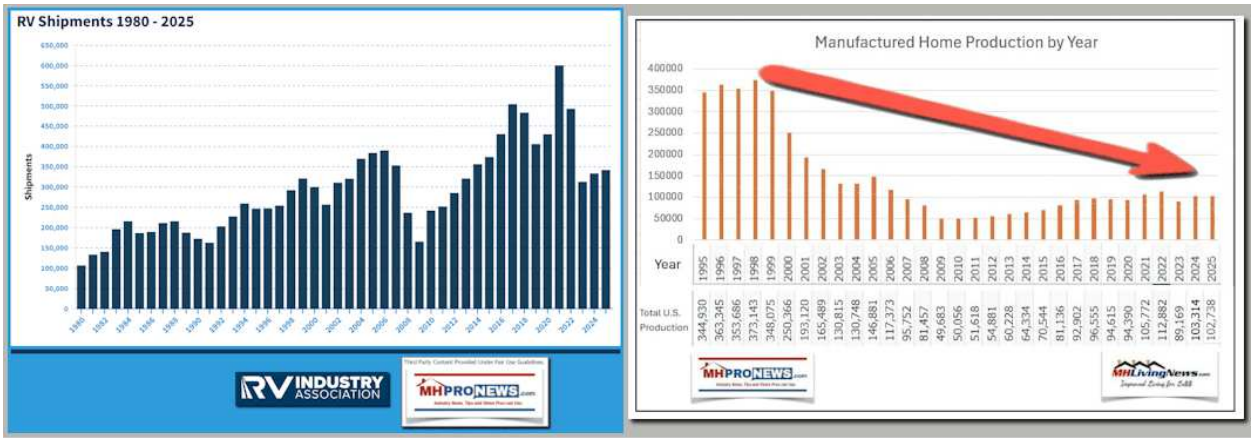


*"**Improve the overall operating environment for the manufactured housing industry and expand the demand for manufactured homes by seeking fair and equitable treatment in the marketplace and the regulatory and legislative arenas**." This may be one of the more important documents to federal investigators 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.* [/caption][caption id="attachment_233631" align="aligncenter" width="600"]

https://www.manufacturedhomepronews.com/glaring-paradox-million-dollar-leadership-mhi-president-mark-bowersox-ceo-lesli-mccollum-gooch-and-mhi-form-990-secrets-and-revelations-hiding-in-plain-sigh/[/caption][caption id="attachment_218580" align="aligncenter" width="600"]

https://www.manufacturedhomepronews.com/irs-complaint-subject-request-for-investigation-of-manufactured-housing-institute-mhi-is-accountability-ahead-for-mhi-leaders-accused-of-perjury-institutional-fiduciary-failures-mhville-fea/[/caption]

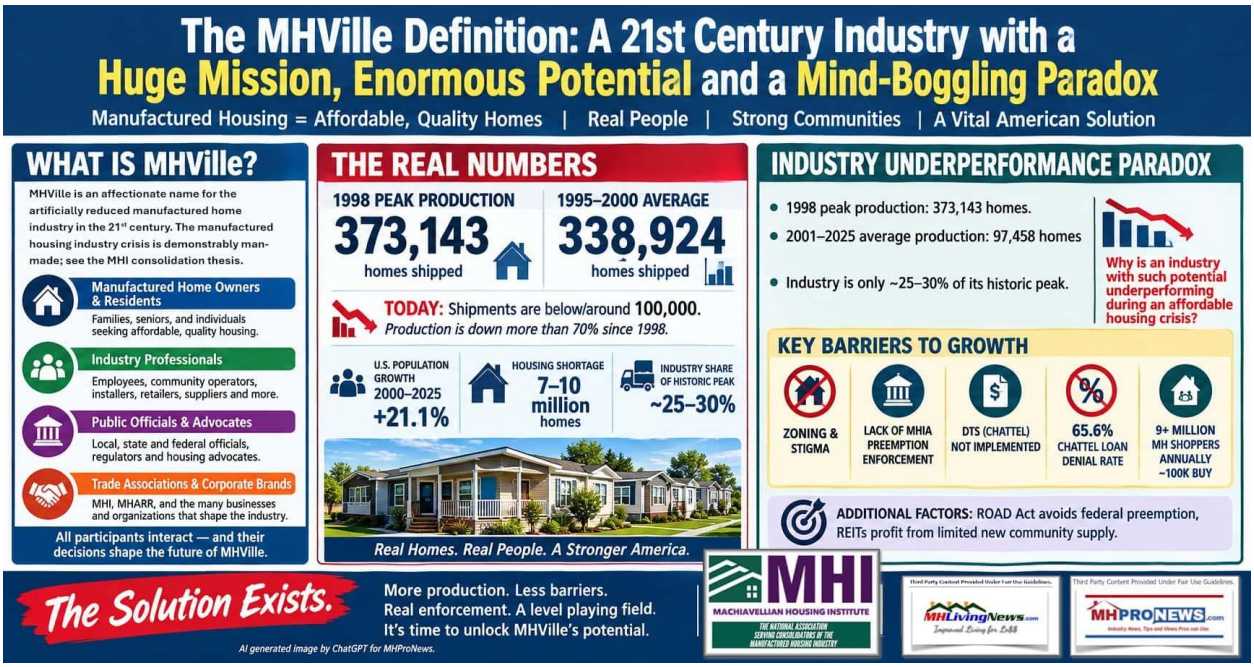
[caption id="attachment_237545" align="aligncenter" width="653"]



See "Brutal" A Tale of Two Industries: https://www.manufacturedhomepronews.com/brutal-a-tale-of-two-industries-shocking-disparity-between-rvs-and-manufactured-homes-1995-2024-plus-may-2026-mhville-50-united-states-shipments-and-production-summary-report-fea/[/caption]

5. More updated key performance indicators (KPIs) are ahead. This MHProNews MHVille facts-evidence-analysis (FEA) is well underway.

[caption id="attachment_238939" align="aligncenter" width="666"]



To see the above in full size, click here and follow the prompts. [/caption]

Part I. Per IBTS Provided Under **Fair Use Guidelines** for **Media.**

Institute for Building Technology & Safety

Shipments and Production Summary Report 8/01/2026 - 8/31/2026

Shipments

State	SW	MW	Total	Floors
Dest. Pending	5	6	11	19
Alabama	240	245	485	734
Alaska	0	0	0	0
Arizona	105	91	196	290
Arkansas	67	96	163	259
California	48	194	242	440
Colorado	26	39	65	104
Connecticut	4	16	20	36
Delaware	7	17	24	41
District of Columbia	0	0	0	0
Florida	256	359	615	974
Georgia	114	266	380	647
Hawaii	0	0	0	0
Idaho	11	41	52	101
Illinois	67	30	97	127

Indiana	69	53	122	175
Iowa	44	14	58	72
Kansas	48	12	60	72
Kentucky	121	252	373	625
Louisiana	207	157	364	522
Maine	40	69	109	179
Maryland	5	3	8	11
Massachusetts	7	7	14	21
Michigan	192	148	340	488
Minnesota	34	43	77	120
Mississippi	178	227	405	639
Missouri	65	91	156	247
Montana	33	34	67	101
Nebraska	29	8	37	45
Nevada	9	47	56	106
New Hampshire	13	16	29	45
New Jersey	17	11	28	39
New Mexico	45	81	126	208
New York	55	93	148	241
North Carolina	189	313	502	815
North Dakota	23	22	45	67
Ohio	123	84	207	291
Oklahoma	81	100	181	282

Oregon	20	74	94	175
Pennsylvania	94	96	190	286
Rhode Island	0	0	0	0
South Carolina	141	311	452	765
South Dakota	12	15	27	42
Tennessee	117	234	351	585
Texas	609	829	1,438	2,270
Utah	8	13	21	34
Vermont	4	12	16	28
Virginia	33	59	92	151
Washington	7	100	107	212
West Virginia	32	73	105	179
Wisconsin	50	45	95	140
Wyoming	29	4	33	37
Canada	0	0	0	0
Puerto Rico	0	0	0	0
Total	3,733	5,150	8,883	14,087

THE ABOVE STATISTICS ARE PROVIDED AS A MONTHLY

SUBSCRIPTION SERVICE. REPRODUCTION IN PART OR

IN TOTAL MUST CARRY AN ATTRIBUTION TO IBTS, INC.

Production

State	SW	MW	Total	Floors
States Shown(*)	317	314	631	947
Alabama	664	847	1,511	2,375
*Alaska	0	0	0	0
Arizona	96	108	204	315
*Arkansas	0	0	0	0
California	35	190	225	419
*Colorado	0	0	0	0
*Connecticut	0	0	0	0
*Delaware	0	0	0	0
*District of Columbia	0	0	0	0
Florida	87	209	296	505
Georgia	147	350	497	848
*Hawaii	0	0	0	0
Idaho	32	87	119	218
*Illinois	0	0	0	0
Indiana	559	278	837	1,115
*Iowa	0	0	0	0
*Kansas	0	0	0	0
*Kentucky	0	0	0	0
*Louisiana	0	0	0	0
*Maine	0	0	0	0

*Maryland	0	0	0	0
*Massachusetts	0	0	0	0
*Michigan	0	0	0	0
Minnesota	51	79	130	209
*Mississippi	0	0	0	0
*Missouri	0	0	0	0
*Montana	0	0	0	0
*Nebraska	0	0	0	0
*Nevada	0	0	0	0
*New Hampshire	0	0	0	0
*New Jersey	0	0	0	0
*New Mexico	0	0	0	0
*New York	0	0	0	0
North Carolina	214	326	540	866
*North Dakota	0	0	0	0
*Ohio	0	0	0	0
*Oklahoma	0	0	0	0
Oregon	35	184	219	413
Pennsylvania	191	325	516	842
*Rhode Island	0	0	0	0
*South Carolina	0	0	0	0
*South Dakota	0	0	0	0
Tennessee	481	790	1,271	2,061

Texas	803	1,006	1,809	2,819
*Utah	0	0	0	0
*Vermont	0	0	0	0
*Virginia	0	0	0	0
*Washington	0	0	0	0
*West Virginia	0	0	0	0
Wisconsin	21	57	78	135
*Wyoming	0	0	0	0
*Canada	0	0	0	0
*Puerto Rico	0	0	0	0
Total	3,733	5,150	8,883	14,087

(*) THESE STATES HAVE FEWER THAN THREE PLANTS.

FIGURES ARE AGGREGATED ON FIRST LINE ABOVE

TOTALS TO PROTECT PROPRIETARY INFORMATION.

Ashok K Goswami, PE, COO, 45207 Research Place, Ashburn, VA

Part II. Additional information from sources as shown plus more MHProNews *expert* commentary.

In no particular order of importance are the following.

1.

2.

3.

https://chatgpt.com/s/t_6adfb02543f081919da2bd9f7d75211e