

U.S. Manufactured Home Industry Production 2024 Totals on Upswing at Start of Second Trump Administration, per MHARR

Mark Weiss, J.D., President and CEO of the Washington, D.C. based Manufactured Housing Association for Regulatory Reform (MHARR) issues monthly and annual totals for national production of HUD Code manufactured homes.



Washington, D.C, District of Columbia Feb 5, 2025 ([Issuewire.com](https://www.issuewire.com)) - The [Manufactured Housing Association for Regulatory Reform](#) (MHARR) reports that according to official statistics compiled on behalf of the U.S. Department of Housing and Urban Development (HUD), the HUD Code manufactured housing industry year-over-year production increased in December 2024. Just-released statistics indicate that HUD Code manufacturers produced 7,078 new homes in December 2024, an 11.2% increase over the 6,360 new HUD Code homes produced in December 2023. Cumulative production for 2024 thus totals 103,314 homes, a 15.8% increase over the 89,169 HUD Code homes produced during 2023.

Further analysis of the official industry statistics shows that the top ten shipment states from January 2023 — with monthly, cumulative, current reporting year (2024) and prior year (2023) shipments per category as indicated — are found at this [link here](#).

The December 2024 statistics result in no changes to the cumulative top-ten list.

While the increase in production of new HUD-Code homes reflected in the 2024 statistics is an encouraging turn-around from 2023, and is more consistent with production levels above the 100,000-home benchmark noted in 2021 and 2022, it still pales in comparison with the demand (and

need) for affordable starter homes in the United States and the production levels in the hundreds-of-thousands of homes that the industry should be achieving. As [MHARR has again emphasized most recently in a communication to HUD Secretary-Nominee Scott Turner](#), this differential, between demand, need, and production, is fundamentally a function of three [significant bottlenecks](#) that have undermined the availability and utilization of HUD Code manufactured homes, i.e., discriminatory zoning exclusion, the failure of Fannie Mae and Freddie Mac to implement the statutory Duty to Serve for the industry's dominant chattel lending sector, and [looming draconian federal energy regulation](#). In a second Trump Administration, these bottlenecks should – and must be removed – and the industry cannot afford to waste its renewed opportunity to do so. Rather, now is the time to take aggressive action to eliminate these bottlenecks once and for all, while preserving the benefits of reasonable federal regulation, and expanding the affordable, mainstream manufactured housing industry.

The Manufactured Housing Association for Regulatory Reform is a Washington, D.C.-based national trade association representing the views and interests of independent producers of federally-regulated manufactured housing.

					
Rank	State	Current Month (Dec. 2024)	Cumulative	2024	2023
1.	Texas	1,319	33,436	18,343	15,073
2.	Florida	434	14,767	7,405	7,362
3.	N.C.	310	11,922	6,768	5,154
4.	Alabama	328	11,241	5,744	5,497
5.	S.C.	432	9,474	5,401	4,081
6.	Louisiana	384	9,252	5,302	3,930
7.	Georgia	285	8,476	4,601	3,875
8.	Kentucky	268	7,112	4,118	3,830
9.	Tennessee	297	7,039	4,120	3,781
10.	Mississippi	231	6,905	3,929	3,759



Manufactured Housing Association for Regulatory Reform

Preserving the American Dream of Home Ownership Through Regulatory Reform



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President & CEO of MHARR

MHARR
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While there are multiple factors having a negative impact on the affordable, mainstream manufactured housing market, there are two in particular that, over the long term, have prevented the industry from reaching its full potential as the nation's premiere source of affordable, non-subsidized homeownership. **Two post-production bottlenecks**, specifically addressed in MHARR's May 1, 2024 communications are: (1) the failure of Fannie Mae and the FHA-regulated Government-Sponsored Enterprises (GSEs) U.S. Bank and Freddie Mac, to provide any type of securitization or secondary market support for the dominant personal property consumer financing sector of the manufactured housing market under the **mandatory duty to serve underserved markets (DTS) mandate**, and (2) MHARR's failure to utilize the **enhanced federal preservation of the Manufactured Housing Improvement Act of 2009 (2009 Modern Law)** (i.e., **Modern Law**) to invalidate – or even challenge – discriminatory and exclusionary zoning laws targeting manufactured housing and manufactured housing residents.” [Per MHARR report on 5.2.2024]

MHARR News Notes: MH is an umbrella style trade group that includes collecting dues from the “post-production” sector of the manufactured housing industry. MHARR is a producer’s trade group. So, when Weiss or others associated with MHARR stress that something is “a post-production” issue that is akin to saying that MH is responsible for addressing that issue or challenge.



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