

The Official Magazine of the NCMHA

North Carolina

Manufactured And Modular Housing News

HAPPY HOLIDAYS

HAPPY NEW YEAR

WINTER 2023/2024

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The North Carolina Manufactured and Modular Housing News is published as a benefit of membership in NCMHA

PRESIDENT'S MESSAGE

What an exciting time to be in the homebuilding industry! Our manufactured and modular home industry continues to grow and provide homeownership to thousands of North Carolinians. In fact, we make up about 15% of the overall housing market in the State. Because of all the innovation in the construction process and dedication to customer service, I see no reason why our percentage of the market will not continue to grow. In talking with other manufacturers, retailers, and developers across the State, the optimism and enthusiasm about where our industry is headed, and the potential of more success is encouraging. Most manufacturers report a steady backlog of production orders, and most retailers are pleased with the consumer traffic visiting model homes and sales centers. In short, more good things to come.



Joe Earnhardt

I am equally excited to serve as your President this year. Thank you for your vote of confidence you gave me at the annual meeting this past June. During my time serving on the NCMHA Board of Directors I have had the pleasure of working with many other Board members over the years. I have always found them to be hard working, dedicated, and willing to volunteer their time and financial resources. We owe a debt of gratitude to all those members who step up and are willing to help our industry by serving on the NCMHA Board. This year is no different, you have elected an outstanding group of Board members who will represent each member type in our industry. These members deserve a special thank you and I look forward to working with them this year. Please take a minute and refer to page 3 in this newsletter where you will find the list of new Board members for this year. Take a minute and give them a call or shoot them an email and let them know how much you appreciate them and their willingness to serve.

We also need you to help our industry and volunteer your time and resources. We encourage you to contact a Board member or the association office with your concerns, ideas, and general thoughts on how we can serve you better and make our industry grow. This year we will have many opportunities, both bright spots and areas for improvement. Some that we initiated and some that are brought to us. I have all the confidence in the world that by all of us working together we can have a successful outcome no matter the opportunity we face.

One issue that I want to focus on this year is improving consumer satisfaction. If our consumers are not satisfied with our homes, whether it be construction, installation, or the home-buying process, it will affect all of us. Everyone from manufacturers, retailers, finance and insurance companies and anyone that has a stake in home building. I want to provide resources and tools that we all can use to make us better. I understand many of our members have company policies and procedure to follow and my efforts aren't to interfere with those guidelines, but I do think there are resources we can provide that will help us and make us focus on providing the best consumer experience ever. If you have resources that you can share or have any thoughts on what tools you could use in your business, please let the association know.

Finally, I want to wish you all a very Merry Christmas and Happy Holidays. I hope you will find time this holiday season to spend with your families and loved ones.

Joe Earnhardt

President 2023/2024

2023-2024 NCMHA Board of Directors

Executive Committee

President

Joe Earnhardt, Clayton Rockwell HBF

1st Vice President

Billy Owens, Clayton Richfield HBF

2nd Vice President

Cindy Barringer, Patrick Industries, Inc.

Treasurer

Jeff Jones, Down East Realty & Custom Homes of Kinston

Secretary

John Bowers, South State Bank

Immediate Past President

Kent Suits, Suits Homes, Inc.

Division Representatives

Retailer Representatives

Tom Christ, Aggressive Properties & Development (Independent)
J. Williams, Clayton Homes (Multi-lot)
Frank Brown, Frank's Home Place

Manufacturer Representatives

Richard Smith, Fleetwood Homes of Virginia (HUD)
Chris Cameron, Champion Home Builders, Inc. (MOD)
Jimmy K. Holmes, Holmes Building Systems

Finance/Insurance Representatives

Yana Billet, F & M Mortgage (Finance)
Vacant (Insurance)

Service/Supplier Representatives

Stacy Strawn, Weyerhaeuser Company
Mark Johnson, Batchelor Supply, Inc.

Community/Developer Representatives

Vito Montaperto, Dana Hill Community
Michael Blackburn, Blackburn Development, LLC

Installation/Transportation Representative

Donald Aheron, Nationwide Homes

Calendar of Events

Registered Housing Specialist Seminar & State Test NCMHA, Raleigh, NC

Seminars & testing are being held monthly, attendance is on a first come first serve basis. You must have a temporary license to attend. Submit your registrations and you will be contacted with the first available date.

February 2024 (Date TBD) **NCMHA Board of Directors Meeting** NCMHA, Raleigh, NC

Mid-March/Early April 2024 (Date TBD) **2023 NCMHA Legislative Day** NCMHA, Raleigh, NC

May 2024 (Date TBD) **NCMHA Board of Directors Meeting** NCMHA, Raleigh, NC

May 29st – May 30th, 2024 **2023 NCMHA Annual Meeting & MaHPAC Golf Tournament** Lumina on Wrightsville Beach Wrightsville Beach, NC

September 2023 (Date TBD) **NCMHA Board of Directors Meeting** NCMHA, Raleigh, NC

October 17th - 27th, 2024 **2024 NC State Fair** NC State Fair NC State Fairgrounds

Lavasque Award Winner Harley Cole



Lavasque Award - (r) Harley Cole,
(l) Scott Harker

The James E. LaVasque Award is the highest honor bestowed upon a member of NCMHA. The award is presented annually by NCMHA to a member who embodies the high standards, vision and leadership ability of Oakwood Homes President James E. LaVasque, an industry pioneer who was one of the founders of the Association and served as one of its first presidents.

This year, Harley Cole joined the distinguished list of LaVasque award recipients in tribute to his years in the industry. After graduating from high school in Lewisburg, Kentucky he enlisted in the United States Navy to serve his country. While stationed in Virginia and living in Wedgewood Mobile Home Park he learned how to buy and sell homes when his shipmates would transfer out of the area to their next station. After retiring from the Navy, he moved his family to Moyock, NC on the Currituck Sound. This is where he enjoys watching the waves come in and the peacefulness of the sounds.

After moving to Moyock, NC in the early seventies he started his own repair business with mobile homes. During this time, he was also in

business with Ralph Forbes who owned Forbes Mobile Homes Sales. It didn't take long before he bought Mr. Forbes out and began managing the dealership on his own. He moved the dealership down the road to 1603 North Road Street where it still sits today. He still comes in to work every day and manages his employees.

While growing his business he felt a need to provide affordable housing to families, and he bought and operated six separate mobile home communities totaling over 358 spaces. He also sold thousands of homes in North-eastern NC, Virginia, and one in the Virgin Islands. He managed over 500 rentals spread over 7 counties in North Carolina. He has also had a large presence in the community, helping out in various ways.

He always says he loves what he does or he wouldn't do it. He is a very humble man with a large heart and he loves riding around in his red Ford truck with a white top seeing the countryside. He says he knows if he ever broke down on the side of the road someone would stop because everyone knows him in his red truck.

In his spare time, he reads a lot, stays up on current affairs and enjoys relaxing in his 1965 Windsor, his first home, located on the back of the sales lot. He also enjoys spending time with his family.

Congratulations, Mr. Harley Cole!



FHA Updates Appraisal Requirements for Manufactured Homes to Boost Affordable Housing Supply

November 3, 2023 By Gary Fleisher

In a significant move to bolster the supply of affordable housing, the Federal Housing Administration (FHA) has recently announced updates to its appraisal requirements for manufactured homes certified under Fannie Mae's MH Advantage and Freddie Mac's CHOICEHome programs. These changes, set to take effect immediately, mark a critical step in aligning FHA policies with industry partners and expanding the availability of high-quality, affordable housing across the nation.

Manufactured homes, especially those certified under the government-sponsored enterprise (GSE) programs, commonly referred to as CrossMods, have been steadily gaining traction in the housing market. These homes boast design features that closely resemble traditional site-built homes, effectively blurring the line between the two housing types. Furthermore, they address long-standing regulatory barriers that have limited the placement of manufactured homes in various jurisdictions. One of the most notable updates to the FHA's appraisal policy is the requirement for appraisers to utilize the most suitable site-built-home comparable sales data when there are fewer than two comparable sales of these certified manufactured homes available. This adjustment acknowledges the increasing popularity and demand for CrossMod homes, ensuring that their valuation accurately reflects their market value.

Speaking on the matter, HUD Secretary Marcia L. Fudge emphasized the importance of utilizing every available tool to expand the supply of affordable housing in the United States. She stated, "Increasing the supply of affordable homes in this country will require us to use every tool available to us. That includes innovative solutions like manufactured housing." Secretary Fudge's remarks underline the government's commitment to addressing the housing affordability crisis and leveraging manufactured housing as a viable solution.

These policy changes are expected to have a far-reaching impact on the housing market, benefiting both homebuyers and the industry as a whole. By ensuring that manufactured homes certified under Fannie Mae's MH Advantage and Freddie Mac's CHOICEHome programs are appraised accurately, potential buyers can make more informed decisions, and the market can better meet the growing demand for affordable housing.

The FHA's updated appraisal requirements represent a significant step towards increasing the availability of quality, affordable housing in the United States. By aligning its policies with industry trends and promoting innovative housing solutions like manufactured homes, the government is working to provide housing options that are both accessible and of high quality for people across the country. These changes signal a promising future for the housing market, where affordable homeownership becomes a reality for more Americans.



Save the Dates!!

**Wednesday May 29th &
Thursday May 30th**

2024 Annual Meeting

**Lumina on Wrightsville Beach,
Wrightsville, NC**





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MBA, CHLA Back Proposed Changes For Manufactured Home Loans

The associations are supportive of expanding financing options for manufactured homes as an affordable housing solution

October 31, 2023, 3:54 pm By Chris Clow

The Mortgage Bankers Association (MBA), the Community Home Lenders of America (CHLA), and the Manufactured Housing Institute (MHI) submitted a joint letter advocating for more mortgage financing options for manufactured homes to the U.S. Department of Agriculture (USDA).

The letter, sent specifically to USDA's Rural Housing Service (RHS), addresses a proposed rule aiming to expand financing options for manufactured home buyers and supports three key changes it would make.

The proposed rule was published in the Federal Register in August, and had its comment period extended to Oct. 31 earlier this month.

The proposal intends to allow the USDA "to give borrowers increased purchase options within a competitive market and increase adequate housing," alongside enhancing customer experiences within the single-family housing loan program.

The associations lauded the RHS for three new recommendations, including an update to current regulatory language to meet ownership requirements for energy-efficient manufactured and modular home financing.

A second change recommends removing administrative requirements from the regulations for the review and approval of applications from manufactured housing dealers for direct loans.

Finally, RHS recommends revising the definition of "manufactured home" in the regulations to remove references to RHS Thermal Performance standards for direct loans.

"MHI, MBA, and CHLA are interested in working with RHS to explore the causes and solutions for RHS manufactured home loans so significantly trailing the ratio of manufactured home loans in the single-family home markets," said Scott Olson, executive director of CHLA, in a statement.

In their letter, the associations committed to expanding financing options for manufactured housing to help address challenges consumers are facing from steep housing costs, low inventory levels and rising mortgage rates.

"In 2022, the price for an average manufactured home was \$127,250, while the average price of site-built homes was around \$413,000," the letter said. "And, the average income of a manufactured home buyer was about \$35,000, while the average income of a site-built home buyer was over \$100,000."

The RHS' most common manufactured home loan option is the Guaranteed Loan Program (GLP), which guaranteed more than 71,000 loans in fiscal year 2022 and more than 37,000 loans in fiscal year 2023. However, manufactured homes make up a very small share of the total figures, the associations pointed out.

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“Unfortunately, the RHS GLP guaranteed only 146 manufactured homes in 2022 and 177 manufactured homes in 2023,” the letter stated.

“Manufactured home loans constituted only a miniscule portion of RHS guaranteed loans – 0.2% of RHS guaranteed loans in 2022 and 0.5% of RHS guaranteed loans in 2023 – even though manufactured homes consistently make up around 10% of new single-family home starts.”

While the associations signal general support for the proposed rule in the Federal Register, they also recognize that the proposed changes are not fundamental.

“MHI, MBA, and CHLA do not consider these actions ‘game changers’ – but they are constructive, and we commend RHS for proposing them,” the letter reads. “MHI, MBA and CHLA would also like to work with you to identify other potential impediments to the ability of RHS direct and guaranteed loans to achieve their full potential with regard to financing manufactured home loans.”

The U.S. Department of Housing and Urban Development (HUD) is also turning its attention toward the needs of rural areas recently. HUD created proposals to expand broadband internet access to a greater number of rural communities.



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2023 ANNUAL MEETING

NCMHA's 2023 Annual Meeting at the Holiday Inn Resort, Wrightsville Beach kicked off Wednesday morning, May 31st, at the Magnolia Greens Golf Course with MaHPAC's annual Golf Tournament, while non-golfers enjoyed an afternoon of other activities.



Wednesday evening members gathered for the Welcome Reception in the hotel ballroom featuring Casino Night. Attendees networked while enjoying heavy hors d'oeuvres and a host bar, browsing the silent auction and participating in some friendly gaming competition.



Passing of the Gavel-
Joe Earnhardt (Left),
Kent Suits (Right)

President Kent Suits welcomed members to the Business Meeting Thursday morning, June 1st and the Nominating Committee report was presented. There were no additional nominations and the officers were elected unanimously by acclamation. Joe Earnhardt, Clayton Manufacturing - Rockwell, was elected to serve as President; Billy Owens, Clayton Manufacturing - Richfield as First Vice President; Cindy Barringer, Patrick Industries, Inc as Second Vice President; Jeff Jones, Down East Realty & Custom Homes of Kinston as Treasurer, John Bowers, South State Bank as Secretary; and Immediate Past Kent Suits, Suits Homes, Inc. will continue to serve on the Executive Committee. Following election of the officers attendees broke out into their respective division meetings, elected Board division representatives and discussed any relevant issues.



2023 ANNUAL MEETING

The NCMHA recognized outstanding members with a variety of annual awards:

Eddie Suits received the President's award in appreciation of his continued support and dedication to the industry and NCMHA.

Mike Smith received Certificate of Appreciation for his service on the Manufactured Housing Board.



*President's Award Eddie Suits (left)
Kent Suits (right)*



*Certificate of Appreciation
Mike Smith (left) Kent Suits (right)*

The NCMHA Retailer of the Year Awards - Independent and Multi-lot were created to recognize retailers for demonstrating a commitment to professionalism and to educating consumers and elected officials about the manufactured and modular housing industry. The retailer of the year's sales team should show consistent involvement in serving NCMHA, its local community and the industry as a whole.

Independent Retailer of the Year – Suits Homes, Inc.

Multi-lot Retailer of the Year – Clayton Homes of Lumberton



*Suits Homes Independent Retailer of
the Year- Kent Suits (Right)
Tonnie Prevatte (left)*



*Clayton Homes Lumberton Multi-lot
Retailer of the Year Javis Bridges (left)
Tonnie Prevatte (right)*

2023 ANNUAL MEETING



*J. Kevin Lacy, PE (left)
Tonnie Prevatte (right)*

The Steve Zamiara Excellence in Government Award was created in honor of former NCMHA Executive Director, Steve Zamiara, and honors public servants that have demonstrated leadership, commitment and dedication to the manufactured and modular housing industry. This recipient is a strong supporter of the industry; a person of strong moral ethics; a leader in their respected field, and a person that works on behalf of the industry on important issues affecting NCMHA members.

**Steve Zamiara Excellence in Government Award –
J. Kevin Lacy, P.E., NC Department of Transportation**



*Robert Rizzeta accepting (left)
Tonnie Prevatte (right)*

The Rollan Jones Member of the Year Award was created in memory of Rollan Jones, widely known as one of the pioneers in the factory-built housing industry. He was a founding member of NCMHA, and was inducted into the Hall of Fame in 1994. His vision and determination were contributing factors to the growth of manufactured and modular housing, knowing that we as an industry could play a growing role in America's housing marketplace. It is in that spirit that this award was created to recognize one individual who demonstrated outstanding service to NCMHA and the industry over the past year.

**Rollan Jones Member of the Year –
John Bowers, South State Bank**

Robert Rizzetta with South State Bank accepting



*Harley Cole (right)
Scott Harker (left)*

The James E. LaVasque Award is the highest honor bestowed upon a member of NCMHA. The award is presented annually by NCMHA to a member who embodies the high standards, vision and leadership ability of Oakwood Homes President James E. LaVasque, an industry pioneer who was one of the founders of the Association and served as one of its first presidents. This year, Harley Cole joined the distinguished list of LaVasque award recipients in tribute to his years in the industry.

The James E. LaVasque Award - Harley Cole

(see page 4)



THANK YOU TO OUR 2023 ANNUAL MEETING SPONSORS

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Scott Morton Educational Trust 2023 Recipients

The Scott Morton Education Trust Fund received 10 applications for consideration of a scholarship. After reviewing the applications based on a combination of need and merit, the trustees voted to award all 10 applicants scholarships totaling \$6,250.

This year's renewal recipients are: Lindsey Curling, McKenzie Lane, Jazmin Rendon, Kaleb Risen and Alyssa Winchester who will all receive \$750 scholarships.

This year's first-time recipients are: Aniya Cherry, Julia Davis, Hannah Hughes, Hailey Jones and Micah Vollrath who will all receive \$500 scholarships.



Lindsey Curling



McKenzie Lane



Jazmin Rendon



Kaleb Risen



Alyssa Winchester



Aniya Cherry



Julia Davis



Hannah Hughes



Hailey Jones



Micah Vollrath

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For more information on how you can contribute to this important fund, please contact:

Bobbi Peterman

ph: (919) 872-2740 or email: bobbi@nc-mha.org

2023 NC State Legislative Wrap-Up



Brad Lovin
Executive Director

After the on-again/off-again legislative activity over the past 3 months, and after a flurry of bills, the General Assembly finally adjourned October 25th. The adjournment resolution sets the Short Session to convene April 24, with monthly two-day Sessions each month between now and then. These “mini-Sessions” have become the norm over the past few years, allowing legislators to receive campaign contributions while they are not in Session, while still providing ample opportunity to make laws during what used to be an actual interim between the first and second-year Sessions of the biennium.

During the two-day Sessions, only certain types of bills can be taken up, which include bills that are in conference committees to resolve differences between the House and Senate. There are six such bills in conference committee and those conference reports could contain any type of legislation. We have seen and will continue to see substantial new legislation added to conference reports as legislators continue to push their ideas.

For the Short Session beginning April 24, eligible bills include bills recommended by the numerous study committees and legislative commissions that meet regularly during the “interim”, bills that directly affect the State budget, and bills not subject to the crossover deadline of 2023 or that have otherwise been received in the other chamber.

Session by the numbers:

- 1,659 bills introduced.
- 149 bills of 1,659 became law.
- 74 bills were signed into law by Governor Cooper.
- 13 bills became law without the Governor’s signature.
- 19 bills were vetoed by Governor Cooper.
- 19 of 19 vetoed bills were overridden by General Assembly.



Below are summaries of the major bills that NCMHA worked on this Session:

House Bill 409 – Accessory Dwelling Units. This bill would require cities and counties to allow a detached, single-family home under 800 sq.ft. as an allowable use in any residential zoning district. The home must be built to the standards of the NC Residential Building Code. The bill passed the House and was sent to the Senate Rules Committee. NCMHA Supports.

Rep. Mark Brody and others have introduced **HB 488 – Various Bldg. Code Amendments.** This bill makes a number of changes in the organization of the Building Code Council. It creates a separate Residential Building Code Council and prohibits adoption of IRC Energy Code until at least 2026.

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Other provisions include:

1. Prohibits local governments from requiring a fee or payment from owners of private stormwater ponds for future maintenance or replacement costs of the system.
2. Limits the fee that can be charged for erosion control and storm water plan review.
3. Directs the Building Code Council to adopt rules to allow for the construction of three-family (triplex) and four-family (quadplex) housing units.
4. Authorizes construction of private roads in a development that do not meet DOT secondary road standards if the design is signed and sealed by a licensed professional engineer and disclosure is made to prospective purchasers.

HB 488 passed the General Assembly and was Vetoed by the Governor. The General Assembly then voted to override the Governor and the bill is now law. NCMHA Supports.

Senate Bill 225- An Act to Allow Local Governments To Enact Rent Control. This bill does exactly as the title suggests. It gives local governments the ability to set rental rates and control the rate of increase from year to year (or month to month). The Bill has been sent to the Rules Committee and has many groups in opposition including NCMHA.

House Bill 584- Mobile Home Park Act- Introduced by Rep. Autry (D-Mecklenburg) would put major restrictions on manufactured home communities in NC. It would direct the NC Human Rights Commission to set up a dispute resolution program and enforcement program, require forced mediation, require community owner to pay for cost of moving tenant, restrict the community owners right to sell property, require community to host HOA's/renters group meetings, restrict community owners right to rent lots, require fees for Human Rights Council to monitor complaints, and many more stringent regulations. This has been referred to the House Rules Committee. NCMHA Opposes.


Senate Bill 675- Land Use Clarification and Changes- Introduced by Sen. Lee (R-New Hanover) will restrict local government with population of less than 50,000 from enacting extra territorial jurisdiction (ETJ's). This Bill has passed to the Senate and was sent to the House Rules Committee. NCMHA Supports.

NEW SEPTIC TANK LEGISLATION- HB 628

In previous Sessions, NCMHA worked for passage of legislation to authorize engineers and licensed soil scientists to design plans and inspect installations of new septic tank systems. This has helped to address serious backlogs and delays for health department permit approvals in several counties around the State.

In the 2023 Session, NCMHA supported and won approval of some additional changes and clarifications. These are contained in Ratified House Bill 628. Among the changes are the following:

- Shortens the time period for health department review of permit applications from 10 days to 5 days.
- Requires the State Department of Health to develop and distribute a common application form for use by all local health departments.

- 
- Clarifies that counties have no authority to regulate septic tank systems if the systems meet the requirements of state law.
 - Directs the Building Code Council to work with the Department of Insurance to create an inspection affidavit form. When a proposed project would not increase design flow or wastewater strength of an existing system, local governments may not withhold building permits if the property owner submits the affidavit. The affidavit would require the property owner to affirm that any modifications will meet local and State on-site wastewater setback requirements.
 - Effective July 10, 2023.

COMMISSIONER OF INSURANCE STRIPPED OF FIRE MARSHALL ROLE- SB 625/SB 409

Insurance Commissioner Mike Causey will no longer have a dual role as the state's fire marshal come Jan. 1. Under the state budget passed in October an independent Office of the State Fire Marshal will be created and housed within the Department of Insurance. The Insurance Commissioner would appoint the fire marshal and would need to be confirmed by the legislature. On the day of the session, State lawmakers passed another bill, Senate Bill 409, that added more conditions to the transition, including moving all the departments currently housed under the State Fire Marshal's Office. The Manufactured Housing Licensing Board is one of the departments that will be under the new independent State Fire Marshall's Office.

SB 409 was presented to the Governor on October 25th. He has 30 days to sign it, veto it, or let it become law without his signature. If he vetoes it, the Legislature will likely take up a veto override in one of their upcoming "mini sessions".

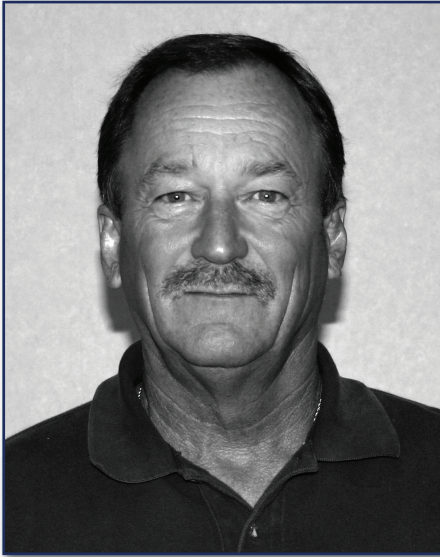
***MaHPAC had a 100% success rate with its contributions to various legislative races. A special thank you to all those who contributed*.**



*May the holidays bring joy, peace, and precious moments shared with loved ones. Here's to a new year filled with prosperity, and continued opportunities.
Happy Holidays from all of us!*

Governor Appoints Owens and Prevatte to Manufactured Housing Board

Effective October 1st, 2023, Governor Roy Cooper appoints Billy Owens as the manufacturer representative to the Board and Tonnie Prevatte as the retailer representative to the Board. Both will serve a three-year term. This Board is located within the Department of Insurance and the Commissioner of Insurance, or his designee serves as Chairman. The Board licenses and regulates manufacturers, retailers, salesmen and setup contractors. It also hears and decides warranty service complaints by consumers.



Tonnie Prevatte



Billy Owens



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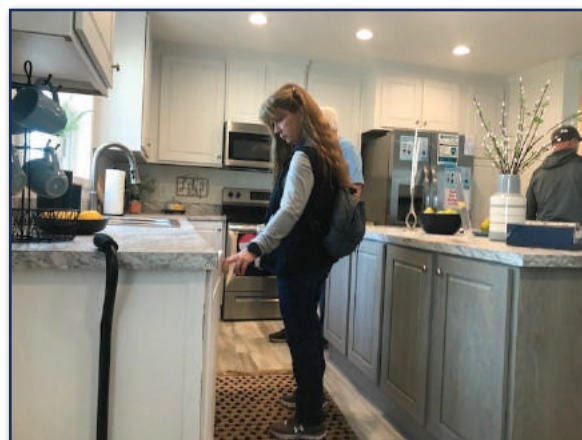
Once again 60,000 plus consumers were amazed by the advances in design & technology displayed in the factory built home at the North Carolina State Fair. The 1,685 sq. ft. Energy Smart Zero™ manufactured home, sponsored by NCMHA and built by Clayton Homes, Rockwell, NC featured an open floorplan with an abundance of amenities and upgrades.

The Energy Smart Zero™ Home Package includes the Rheem® hybrid heat pump water heater, Carrier SmartComfort® heat pump (or gas furnace), LED recessed lighting through-out, ecobee Smart Thermostat®, Next-Gen Insulation, Lux Flooring throughout, is solar panel ready and is 40% - 50% more energy efficient than the average home. The three bedroom two bath home kitchen featured Duracraft® cabinets with 42" overheads, Frigidaire Energy Star® certified appliances and a large center island.

Other features included 8' flat smooth ceilings, 1/2" finished sheetrock throughout (including closets), 2" miniblinds with crown molding and baseboards standard. Word of mouth and a prime location near gate 2 kept the traffic flowing through the home throughout the 11 day event.

A special thanks to all of the companies that sponsored this project including: Clayton Homes Rockwell who provided the home, Batchelor Supply, Inc. who provided skirting and Blevins Inc. who provided the HVAC. The Regulatory Affairs committee, who spearhead this project, would also like to thank each and every member who gave up time to "man" the house.

This project is the biggest and most effective public relations event of the year and it would not have been a success without their help! A list of consumers that toured the house and would like more information on factory built housing is available to NCMHA members. Contact **Bobbi Peterman at (919) 872-2740 or bobbi@nc-mha.org**.



WELCOME NEW MEMBERS

1st Choice Home Sales, LLC
Pembroke, NC

Amber Homes, LLC
Kernersville, NC

Amber Homes, LLC
Fountain Inn, SC

Best Direct Outlet, LLC
Greenville, NC

Best Homes of Wallace, LLC
Wallace, NC

Branches Estates MHC
Greenville, NC

Broadview Homes NC, LLC
Franklinton, NC

Brushy Mountain Homes, LLC
Ferguson, NC

Bunker Hill Estates
Claremont, NC

C. Wilson Realty, LLC
Zebulon, NC

**Carolina House Help, Inc. DBA She Buys
Mobile Homes**
Charlotte, NC

Cavco Home Center
Hamlet, NC

Cavco Home Center
Erwin, NC

Cavco Home Center
Garner, NC

Cavco Homes Center
Pembroke, NC

Cedar Creek MHP
Graham, NC

Champion Homes #042
Pembroke, NC

Champion Homes Center
Murphy, NC

CRP/CRE Homes, LLC at Clairmont Crest
Asheville, NC

CRP/CRE Homes, LLC at Emerald Arbor
Hendersonville, NC

Damascus Outreach Association, Inc.
Eure, NC

Deer Valley Homebuilders, Inc.
Guin, AL

Donald Edward Roper, III
Grover, NC

Evoke Homes, LLC
Los Angeles, CA

H & H Communities, LLC
Elizabethtown, NC

Hall Properties, LLC
Raleigh, NC

Hamilton Homebuilders - Double Springs
Double Springs, AL

HH Countryside NC MHP
Sophia, NC

HH Cranbrook Village MHP
Greensboro, NC

HH Lakeside MHP
Fayetteville, NC

HH Myrtle Grove MHP
New Bern, NC

HH Piedmont Park & Gardens MHP
Butner, NC

HH Spring Lake MHP
Spring Lake, NC

High Def Solutions, LLC
Salisbury, NC

Home Base Sales
N. Caldwell, NJ

Homes by Clayton #1140
Asheville, NC

House Smart Construction
Maryville, TN

Joe Dan Manis
Laurinburg, NC

Kings Auto Sales of the Carolina's, Inc.
Grimesland, NC

Kings Way Land, LLC
Rocky Mount, NC

Land & Home Direct
Fuquay Varina, NC

Lasso Homes, LLC
Raeford, NC

WELCOME NEW MEMBERS

Lasso Homes, LLC
Greenville, NC

Lasso Homes, LLC
New Bern, NC

Lasso Homes, LLC
Kernersville, NC

Legacy Homes & Construction
Greensboro, NC

LND Legacy, LLC
Raleigh, NC

Logan Mobile Homes
Cary, NC

Manufactured Structures North Carolina
Greensboro, NC

Markita Homes
Greenville, NC

MCM NC Carolantic, LLC
Palm Beach Gardens, FL

MCM NC Franklinton, LLC
Palm Beach Gardens, FL

MCM NC Laurelwood, LLC
Palm Beach Gardens, FL

Medallion Home V, LLC
Flat Rock, NC

Merge Investments LLC
Rumson, NJ

MHVillage.com
Grand Rapids, MI

Nationwide Homes
Martinsville, VA

NC MH Dealer, LLC
Moyock, NC

Oak Grove Park
Dallas, NC

One Click Homes, Inc.
Sherrills Ford, NC

Philips International
Great Neck, NY

Pine Bluff Homes, LLC
Las Vegas, NV

Preferred Choice Homes, LLC
Johnson City, TN

Rae McKenzie MHP
Graham, NC

Raymond Duvall
Jacksonville, NC

Redeemed Mobile Home Sales, LLC
Albertson, NC

Regional Modulars
Lumberton, NC

Restoration and Reconciliation, Inc.
Raleigh, NC

River Rest Sales
Bryson City, NC

Robert Wesley Meyer
Hampstead, NC

Samaritan's Purse
Boone, NC

Seaside Homes
Leland, NC

Sleepy Fox MHC, LLC
Grifton, NC

South State Homes
Waxhaw, NC

Timber Creek Housing, LLC
Bear Creek, AL

Timberline Homes, Inc.
Brewton, AL

Tranquilo Homes, LLC
Chicago, IL

Tributary Homes, LLC
Hendersonville, NC

Voyage Management, LLC DBA Rockingham Acres
Rockingham, NC

Voyage Management, LLC DBA Wilkesboro Acres
North Wilkesboro, NC

West Wood MHC, LLC
Knoxville, TN

Yates Mobile Services Corp.
Roxboro, NC

House Energy and Commerce Committee Approves Bill to Remove Department of Energy Authority over Manufactured Housing

The House Energy and Commerce Committee's Energy, Climate, and Grid Security Subcommittee held a markup of 17 bills, including the Affordable HOMES Act.

The Affordable HOMES Act repeals Section 413 of the Energy Independence and Security Act (EISA) of 2007 and would ensure that the Department of Energy's (DOE) final rule on Energy Conservation Standards for Manufactured Housing will have no force or effect. Halting implementation of the EISA's flawed approach and re-affirming HUD's long-standing exclusive control over federal manufactured housing standards is the best way to ensure the timely adoption of improved energy efficiency standards for factory-built housing – but also in a way that preserves the availability of affordable manufactured homes for American households. MHI has prepared a series of talking points for you to share with your Representative and encourage them to vote "Yes" on the Affordable HOMES Act.

In remarks opening the session, Chair Jeff Duncan (SC-3) called attention to the Affordable HOMES Act, noting that the legislation would prevent DOE from regulating manufactured homes as they are specifically regulated by HUD. In her opening remarks, Representative Cathy McMorris Rodgers (WA-5) said that the legislation would "reign in DOE's abusive standards" that would drive up the costs of manufactured homes.

Speaking in support of the legislation he sponsored, Representative Larry Bucshon (IN-8) noted that this Act would end the conflict between DOE and HUD, emphasizing that there is an existing regulatory framework at HUD that sets standards for the construction of manufactured homes. Further, Representative Bucshon cited manufactured housing's strong track record of energy efficiency, noting that roughly 30% of all new manufactured homes are ENERGY STAR certified. Before the committee vote, Representative Duncan stated that he believed this to be the "right piece of legislation for affordable housing."

However, there is still work to be done. With a roll call vote of 15 members in favor and 12 opposed, the Affordable HOMES Act moved to the full Energy and Commerce Committee for consideration.

MHI supports the passage of the Affordable HOMES Act and will continue to work with members of Congress to ensure HUD is the sole regulator of energy standards for manufactured housing.



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Through September 2022 Through September 2021

	Shipments	Market Share	Shipments	Market Share	% Change
New England	1,301	1.4%	1,403	1.6%	1.2%
Middle Atlantic	3,570	4.0%	3,817	4.3%	2.9%
East North Central	8,831	9.8%	9,444	10.7%	-1.1%
West North Central	3,796	4.2%	4,115	4.7%	22.8%
South Atlantic	21,786	24.3%	21,381	24.3%	3.4%
East South Central	14,859	16.6%	12,486	14.2%	-4.4%
West South Central	23,550	26.2%	21,978	25.0%	-14.8%
Mountain	6,357	7.1%	6,437	7.3%	13.2%
Pacific	5,628	6.3%	6,451	7.3%	-5.0%
Destination Pending	93	0.1%	385	0.4%	-35.1%

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	Through September 2022		Through September 2021			% Change
	Shipments	Market Share	Shipments	Market Share	Rank	
1. Texas	16,083	17.9%	13,822	17.4%	1	16.4%
2. Florida	6,865	7.6%	5,504	6.9%	2	24.7%
3. Alabama	6,136	6.8%	3,798	4.8%	6	61.6%
4. North Carolina	4,942	5.5%	4,641	5.8%	3	6.5%
5. South Carolina	4,011	4.5%	3,996	5.0%	5	0.4%
6. Louisiana	3,921	4.4%	4,166	5.2%	4	-5.9%
7. Michigan	3,790	4.2%	3,064	3.9%	9	23.7%
8. Georgia	3,601	4.0%	3,102	3.9%	8	16.1%
9. California	3,046	3.4%	2,515	3.2%	12	-21.1%
10. Mississippi	2,926	3.3%	2,577	4.1%	7	10.8%
TOTAL	55,321	61.6%	47,890	60.3%		15.5%



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North Carolina Product Mix

September 2023

SHIPMENTS			PRODUCTION		
Single Section	Multi Section	Total Shipments	Single Section	Multi Section	Total Production
172	251	423	186	256	442

NORTH CAROLINA	2022	2023	% Change
Home Production	3780	3425	-9.40%
Home Shipments	4942	3873	-21.60%

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