

# NORTH CAROLINA

MANUFACTURED AND MODULAR HOUSING NEWS



THE OFFICIAL MAGAZINE OF THE NCMHA  
AUGUST 2025



THE NORTH CAROLINA MANUFACTURED AND MODULAR HOUSING NEWS IS PUBLISHED AS A BENEFIT OF MEMBERSHIP IN NCMHA.

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www.nc-mha.org  
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Stay up-to-date on our latest news and insights by  
following our LinkedIn page!

# President's Message

**2025-2026- The Year to "Get Involved"**

I am Deeply honored to serve as the newly elected President of The North Carolina Manufactured and Modular Homebuilders Association. I want to begin by expressing my gratitude for the trust you've placed in me, and I look forward to working alongside each of you to strengthen and elevate our industry.

Helen Keller once said, "Alone we can do little; together we can do so much". This powerful truth underscores the very essence of our association. When we unite our voices, our expertise, and our passion, we become a force capable of shaping the future of manufactured and modular housing in North Carolina.

Our association is more than just a network—it's a platform for advocacy, innovation, and collective progress. By actively participating, you not only stay informed and connected, but you also help influence the policies and decisions that impact our businesses and communities. Your involvement ensures that our industry continues to grow stronger, more resilient, and more respected. An investment in your industry association is truly an investment in your own success. I encourage each of you to engage, contribute, and collaborate. Together, we can drive meaningful change and build a brighter future for our industry.

Let's make this "The Year" that YOU "Get involved"!!

Please check the schedule for this year's meetings and events. Remember, All members are welcome to attend.

Thank you for your continued commitment. I look forward to what we will accomplish TOGETHER.

**Tonnie Prevatte**  
NCMHA President  
2025-2026



A handwritten signature in black ink, appearing to read "Tonnie Prevatte", written in a cursive style.

# Calendar of Events 2025-2026

## Board of Directors Meetings

- Board Meeting/Committee Meeting  
Thursday, September 25<sup>th</sup>, 2025  
NCMHA Office, Raleigh
- Board Meeting & Christmas Dinner  
Thursday, December 11<sup>th</sup>, 2025  
Renaissance North Hills, Raleigh
- Board Meeting/Legislative Day  
Mid-March 2026 - TBD  
NCMHA Office, Raleigh

## NC State Fair Display House

Thursday, October 16<sup>th</sup>, 2025 thru  
Sunday, October 26<sup>th</sup>, 2025

A special thank you to Champion Homes for providing this year's Fair Home!

*To volunteer, please go to our website under News & Events, Events Calendar and click on Register next to the 2025 NC State Fair Display House Event.*

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

Seminars and testing take place monthly, usually on the third Wednesday. Attendance is determined by the expiration date of your temporary license, and holding a temporary license is required for participation. After registration, notification will be provided later regarding the first available date.

***BE ON THE LOOKOUT FOR MORE  
INFORMATION COMING SOON!***

**Community Seminar  
September 18<sup>th</sup>, Raleigh**

**PAC Fundraiser Oyster Roast  
Oct/Nov - Date TBD**

# 2025/2026 Executive Committee



**President  
Tonnie Prevatte  
Clayton Homes**



**1st Vice President  
Jeff Jones  
Down East Homes**



**2nd Vice President  
Mark Johnson  
Batchelor Supply, Inc.**



**Treasurer  
Chris Cameron  
Champion Home Builders**



**Secretary  
Jimmy Holmes  
Holmes Building Systems**



**Immediate Past President  
Billy Owens  
Clayton Richfield**

# BOARD OF DIRECTORS

## 2025/2026



**Retail (Independent)**  
**Tom Christ**  
**Aggressive Properties & Development**



**Retail (Multi-lot)**  
**J. Williams**  
**Clayton Homes**



**Retail (Either/Or)**  
**Chris Lowry**  
**Cavco Home Center**



**Finance**  
**Yana Billet**  
**Union Home Mortgage**



**Insurance**  
**Dascheil Propes**  
**Atlantic Intermediaries, LLC**



**Installation/Transportation**  
**Don Aheron**  
**Cavco Martinsville/Nationwide Homes**



**Manufacturer (HUD)**  
**Richard Smith**  
**Cavco - Rocky Mount**



**Manufacturer (MOD)**  
**Craig Thompson**  
**Champion Homes**



**Service/Supplier**  
**Neal Locklear**  
**Style Crest, Inc.**



**Service/Supplier**  
**Stacy Strawn**  
**Weyerhaeuser Company**



**Community/Developer**  
**Michael Blackburn**  
**Blackburn Development, LLC**



**Community/Developer**  
**Vito Montaperto**  
**Dana Hill Community**

# W E L C O M E N E W M E M B E R S

**231 Homes, LLC  
Spring Hope, NC**

**5100 Morrozoff Drive Homes,  
LLC  
Fayetteville, NC**

**Alco MHP, LLC  
Fayetteville, NC**

**April Taylor and William Brian  
Taylor  
Pikeville, NC**

**Ballance Enterprises, LLC  
Benson, NC**

**Bid Buy Land, LLC  
Durham, NC**

**Bravelock Real Estate and  
Property Management, LLC  
Lumberton, NC**

**Calcon Mutual Mortgage  
Jacksonville, FL**

**CAVCO - Plant City  
Plant City, FL**

**Dawn Light Village, LLC  
Clemmons, NC**

**Dynamic Group, LLC  
Baton Rouge, LA**

**Enchanted Forrest MHC  
Fayetteville, NC**

**Fairgrove MHC, LLC  
Reidsville, NC**

**FG Communities Inc  
Charlotte, NC**

**French Broad Mobile Homes  
Deerfield Beach, FL**

**FutureHomeX  
Houston, TX**

**Haven Homes MHP, LLC  
Wake Forest, NC**

**Island Communities Home II,  
LLC  
Maggie Valley, NC**

**Little Creek Park, LLC  
Wilmington, NC**

**Moncure Home Installers  
Gaston, NC**

**Murrays Home Sales of NC  
Randleman, NC**

**New Living Properties, LLC  
Henderson, NC**

**Person Engineering  
Waynesville, NC**

**Prevatte Family Rentals  
Ocean Isle, NC**

**RCD Homes  
Randleman, NC**

**Rent Butter  
Chicago, IL**

**Scotland Neck Manufactured  
Home Community, LLC  
Cary, NC**

**Taylor Investments  
Washington, NC**

**Team Top Agent  
Holly Ridge, NC**

**The Suggs Group, LLC  
Kinston, NC**

**TRG Turkey Creek  
Tampa, FL**

**Union Home Mortgage  
Wilmington, NC**

**Watauga Housing Council  
Boone, NC**

**Wolf Pit Estates, LLC  
Oxford, NC**

**An investment in your industry Association is  
an investment in your own success.  
Get Involved!**

**2025**

# **Awards & Recognition Meeting**



**James E. LaVasque Award  
Keith Miller**

We extend our sincere appreciation to the 2024-2025 Executive Committee and outgoing board members for their dedicated service and commitment.



**President's Award  
Jeff Jones**



**Steve Zamiara Excellence  
in Government Award  
Representative Dean Arp**



**Independent Retailer of the Year  
Silverpoint Homes,  
Lincolnton, NC**



**Multi-Lot Retailer of the Year  
Cavco, Hamlet**



**Rollan Jones  
Member of the Year  
Tom Christ**



# Annual Meeting

## *Casino Night*



## *Business Meeting*



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# Annual Meeting

## Golf Tournament

**First Place**  
Bobby Lanier, Jarrett Sullivan &  
Michael Koczwar



**Second Place**  
Scott Fowler, Braden Galyon,  
Caleb Milligan & Bo Calloway



**Last Place**  
Caleb Sturgill, Chris Milligan,  
Noah Wheeler & Bryan Bassford



**Longest Drive**  
Michael Koczwar



**Closest to the Pin**  
Ben Howie



## Mixology



# Events

## *Luau*



# 2025 Annual Meeting Sponsors

## Event Sponsors

- Business Meeting/Breakfast - Clayton Homes
- Welcome Reception/Casino Night - Cavco
- Luau - Champion Homes Laurinburg, Champion Homes Pembroke, Champion Homes Lillington

## MaHPAC Sponsors

- Mixology, Golf Hole in One & Golf Auxiliary Prizes - South State Bank
- Golf Beverage Cart - Deer Valley Homebuilders
- Golf Beverage Cart - Blevins, Inc.
- Golf Lunch - Cascade Financial Services

## Platinum Sponsors

- Champion Homes Pembroke
- Champion Homes Lillington
- Champion Homes Laurinburg
- Jordan Price Law Offices
- The Housing Marketplace
- Style Crest, Inc.
- Holmes Building Systems
- Union Home Mortgage
- Deer Valley Homebuilders, Inc.
- CSL Financial
- Silverpoint Homes

## Silver Sponsors

- Batchelor Supply, Inc.
- Credit Human Federal Credit Union
- Patrick Industries, Inc.
- RBC Wealth Management
- Tri-State Distributors
- Triad Financial Services, Inc.
- Weyerhaeuser

## Bronze Sponsors

- Tony & Marilyn Prevatte
- Park Lane Finance
- Cavco - Lafayette
- Oliver Technologies
- Dana Hill Community
- 21st Mortgage

## Golf Hole Sponsor

- Clayton Richfield
- Clayton Nashville
- Clayton Rockwell (2 holes)
- Clayton Sanford
- Clayton Oxford
- Cavco - Rocky Mount
- Calcon Mutual Mortgage
- Ace Tire & Axle East LLC

**Congratulations to the 2025 Scott Morton Educational Trust recipients. This year, twelve scholarships were awarded, amounting to a total of \$8,000.**

**2025**

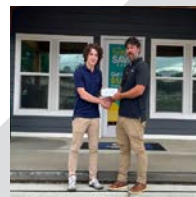
## **Scott Morton Educational Trust Recipients**



**Alyssa Winchester**  
NC State University



**Bryson Cosby**  
Appalachian State



**Kaleb Risen**  
NC State University



**Raisa Lopez Mendez**  
Johnston Community College



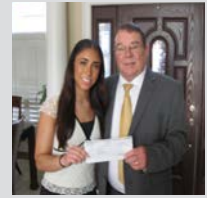
**Aniya Cherry**  
East Carolina University



**Erin Clemmer**  
East Carolina University



**Kylie Lane**  
Sandhills Community College



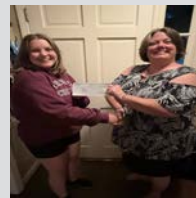
**Taylor Iacovo**  
University of Delaware



**Jahnae Johnson**  
UNC - Charlotte



**Brooke San crante**  
NC State University



**Keira Faith**  
Meredith College

Not pictured

**Jazlyn Usher**  
Howard University

These scholarships are made possible through the ongoing generosity of annual donors. If you are considering where to allocate your charitable contributions, we encourage you to support the Scott Morton Educational Trust Fund. As a tax-deductible donation, every contribution received directly funds scholarships for deserving students pursuing higher education. Your support of the Scott Morton Educational Trust Fund enables students—particularly those connected to our industry—to achieve their educational aspirations and build a strong foundation for their futures.

Fall 2025  
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 **2128 GREAT SW PKWY,  
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# Fair Share MaHPAC Fundraiser

## THE PAC NEEDS YOUR HELP!

As our industry continues to expand, government involvement is also increasing. Consequently, it is essential to support candidates who share our perspectives and are committed to advancing our industry's interests.

With your past support we've already achieved significant victories. However, to further raise awareness of the challenges we face, it is imperative that we **INCREASE FUNDING FOR THE PAC!**

By donating and encouraging all employees and vendors whose livelihoods depend on your success to contribute their **"fair share" of just \$25.00**, we could build one of the most influential PACs in the state!

**Your FAIR Share Contribution of only \$25.00 today  
can yield significant benefits in the future!**



**TO DONATE GO TO [WWW.NC-MHA.ORG](http://WWW.NC-MHA.ORG)  
AND CLICK ON THE FAIR SHARE MAHPAC  
FUNDRAISER TAB AT THE TOP OF THE PAGE**

Your ongoing support and contribution are crucial to safeguarding the manufactured housing industry. Please help us continue advocating for your right to provide manufactured housing to all by making a donation and sharing this message with others whose futures are linked to the success of our industry!

***TOGETHER WE CAN MAKE A DIFFERENCE!***

***DONATIONS OF GREATER THAN \$25.00 ARE APPRECIATED AS WELL!  
By law, all MaHPAC donations must be made with a personal check or credit card.***

## Manufactured Homebuilder Cavco Industries Rebrands Martinsville Location Cavco-Martinsville Continues Its Focus on Quality Craftsmanship and Customer Service



(Martinsville, VA – June 5, 2025) – Nationwide Homes, a Cavco Industries company, is now operating as Cavco-Martinsville. Located at 1100 Rives Road in Martinsville, Cavco-Martinsville is among 31 Cavco-owned manufacturers and builders of high-quality, affordable manufactured homes who have adopted the company's national brand name.

Cavco's brand alignment strengthens the national recognition of the company and simplifies the home buying process for customers. With a focus on growth and customer experience, Cavco is streamlining its product segmentation to make it easier for home buyers, dealers, communities and developers to find the right Cavco built affordable homes no matter where they live.

According to Bill Boor, Cavco's President and CEO, the name unification was driven by a desire to make home buying easier for customers. "The realignment to a single brand that focuses on product characteristics will transform how we go to market across our national manufacturing operation, leveraging our investment in digital marketing and opening new national marketing opportunities," said Boor. "It's a big win for Cavco and our retail partners but most importantly, our home buyers."

As a leader in the manufactured housing industry, Cavco has built and distributed high-quality homes throughout the United States and parts of Canada since 1965. Through decades of growth and acquisitions, Cavco remains committed to developing innovative homes in climate-controlled environments to help solve the affordable housing crisis.

According to Don Aheron, Cavco-Martinsville general manager, the Martinsville facility remains the same trusted homebuilding operation it has been since its inception. "The team continues to design and build innovative, affordable homes that bring homeownership within reach for families across Virginia and the region. Customers will work with the same dedicated teams at the same facilities, backed by Cavco's trusted reputation and name recognition as a leader in the manufactured home industry."

Cavco-Martinsville employs approximately 230 people in the local community, with an additional 220 employees at its location in Rocky Mount. As demand for Cavco homes grows, the company expects to create more jobs in the area.

For 60 years, Cavco has taken great pride in building exceptional affordable homes while being an active part of the communities where they operate. Cavco-Martinsville is a member of Virginia Manufactured and Modular Housing Association and the North Carolina Manufactured and Modular Homebuilder Association. Cavco-Martinsville was the builder for three homes on the popular TV show Extreme Home Makeover and was the winner of the inaugural "Community Impact Project of the Year" from the Manufactured Housing Institute.

With more than a million homes built and sold over the years, Cavco is changing the way that America buys homes. They are committed to providing the best possible homes through exceptional quality and craftsmanship at affordable prices. They have become a leader in innovation and construction techniques, providing a full range of homes to meet the styles, interests and needs of their customers.

*Collective strength for mutual benefit!*

*GET INVOLVED!*



# LEGISLATIVE UPDATE



*Below you will find specific bills of interest to the manufactured and modular homebuilding industry that we continue to monitor. As always, please reach out to me if you have any questions or concerns.*

**Brad Lovin**  
**NCMHA Executive Director**

## Bills of Interest

**\*Senate Bill 518 Mobile Home Park Act-** Introduced by Sen. Julie Mayfield (D) from Buncombe County. This bill is the identical bill from last session that severely restrict the operations and functions of all “mobile home parks” in North Carolina. It would create rent control provisions, right- of- first refusal requirements, a special commission for tenants/renters for complaints and property owner compliance. Like last year its 29 pages of provisions that would totally rewrite landlord tenant laws for mobile home parks in North Carolina.

**\*Senate Bill 700 Create the Office of Engineering and Codes-** Introduced by Sen. Benton Sawrey (R) from Johnston County. Last year the General Assembly moved the manufactured housing and modular program division (along with other divisions) out of the day-to-day control of the Insurance Commissioner over the newly created independent Office of the State Fire Marshall. This Bill would once again move our industry regulation out of the OFSM into a newly created division within the NC Labor Commissioner. All programs regulated by the State that deal with manufactured and modular homes would now fall under the direction of the Labor Commissioner. This includes the State Administrative HUD program, the Manufactured Housing Board, licensing, and consumer dispute resolution program for manufactured homes. For modular homes, the modular program including the State Building Code and State Building Code Council will move over to the Labor Commissioner.

**\*House Bill 125 Continuing Budget Operations-** Introduced by Rep. Donny Lambeth (R) from Forsyth County. This Bill is in response to the legislature not being able to adopt an operating budget by June 30th. The Bill has a host of spending provisions and some changes. One provision would remove the Division of Motor Vehicle salesroom requirements on Manufactured Home Dealers. All other provisions would still apply. It would make it easier for someone who owns a rental community and wishes to obtain a dealer’s license. It would also make it easier for someone wanting to become a dealer but only conduct online sales (no inventory).

**\*House Bill 47 Disaster Recovery Act-** Introduced by Rep. John Bell (R) from Wayne County. In response to Hurricane Helene the General Assembly has appropriated several funding Bills to help the relief efforts in Western NC. This Bill also includes a provision that would allow the office of the State Fire Marshall to adopt temporary rules for home replacement efforts. Essentially, having final authority over local government inspections and regulations for placement of manufactured homes in the designated disaster counties.

**\*Senate Bill 493 Land Use Clarification and Changes-** Introduced by Sen. Michael Lee (R) from New Hanover County. This Bill includes several provisions to clarify land use authority for local governments. The main provision in the bill would prevent local governments from adopting and enforcing Extra Territorial Jurisdictions (ETJ's). It would include a "phase in" process starting with smaller counties and cities first and over the next few years it would apply statewide.

**\*Senate Bill 569 Eviction Record Expunction Act-** Introduced by Sen. Natalie Murdock (D) from Durham County. This Bill would require all Summery Ejectment Records to be sealed and not made publicly assessable by the County Clerk of Court and would prohibit any rental agreement denial because of a previous Summery Ejectment record.

**\*Senate Bill 770 General Assembly Appointments-** Introduced by Sen. Bill Rabon (R) from Brunswick County. This bill makes several appointments to various boards and commissions. Included in the bill are two appointments to the NC Manufactured Housing Board. The appointees are Neil Locklear- Service Supplier and Steve Stone Set-up and Installation Contractor.

**\*Senate Bill 587 Clarify Nonconforming Uses-** Introduced by Sen. Michael Lazzara (R) from Onslow County. This Bill would, retroactively effective December 14, 2024, establish vested rights in nonconformities, provide that amendments to land development regulations are not applicable or enforceable with regard to a nonconformity unless the landowner consents, and allow for the reconstruction, re-establishment, repair, and maintenance of a nonconformity by right if the nonconformity is not extended, expanded, enlarged, increased, or intensified. It would also restore the authority of local governments to initiate down-zoning without the consent of all affected property owners, retroactively effective December 14, 2024.

You can also find this information online by going to our website [www.NC-MHA.org](http://www.NC-MHA.org) and clicking the 2025 Legislative and Government Advocacy link.

Or you can search online by going to the NC General Assembly website: [www.ncleg.gov](http://www.ncleg.gov)

- 1.) Go to [www.ncleg.gov](http://www.ncleg.gov) page
- 2.) In the upper right corner, you will find Bill Search
- 3.) Simply type in the Bill Number (ex. S700)
- 4.) It will take you to the Bill (look for the most recent version and summaries)
- 5.) Although it is a little more difficult to navigate, you can also search by key words. Type in your key word (ex. modular home) it will pull up bills that include modular home.

*Many voices make for a strong Future!  
Get Involved!*



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# INDUSTRY NEWS

## ***Our Industry in Action: How NCMHA Helped Rebuild a Life***

In May 2025, the North Carolina Manufactured & Modular Homebuilders Association was recognized by the media and the North Carolina General Assembly for a powerful act of community goodwill: helping rebuild a home for the Jones family, who lost everything in a house fire.

Thank you to all our members for helping make this a reality. This project could not have been done without your commitment and continued support. Our members continue to make a difference in the lives of North Carolinians every day!



## ***Legislative Day/ Member Appreciation Luncheon***

On Tuesday, April 29th over 35 of our members accompanied us to the Legislative Building to engage with legislators regarding our industry and the significance of affordable housing for all.

Thank you to everyone who participated and ensured our concerns were communicated!



Associate Director, Brad Lovin, collaborates with other MHI Members to address regulatory concerns—including permitting, zoning, and inspections—as well as to evaluate challenges related to market demand and housing affordability.

Pictured left to right: Teresa Payne, Mark Dillard, Jay Hamilton, Jim Ayotte, Leslie Gooch, Brad Lovin



**DATE:**

September, 18th, 2025  
9:00 a.m. - 3:00 p.m.

**LOCATION:**

Hilton Raleigh North Hills  
3415 Wake Forest Road  
Raleigh, NC 27609

# COMMUNITY SEMINAR

**TOPICS COVERED:**

- Finance (Community & Tenant)
- Service Supplier Products
- Legislative Update
- Abandoned Property & Abatement
- Landlord/Tenant Law - Sean Keenan, Pittman Agner Attorneys at Law

Register today at [www.nc-mha.org](http://www.nc-mha.org) and click on News & Events, Events Calendar and click on Register next to the Community Seminar Event

***Member Event/Oyster Roast***

**More information regarding this event will be available soon!**



# Manufactured Housing Coming to the National Mall in September

Secretary Scott Turner announced the return of the U.S. Department of Housing and Urban Development (HUD)'s Innovative Housing Showcase from September 6 – 10 to the National Mall in Washington, D.C. Previously, the Innovative Housing Showcase was scheduled to take place May 30 – June 1.

This year's showcase will highlight history-defining events in housing, the pride of achieving the American Dream of homeownership, and the future of housing innovation, in accordance with President Trump's Executive Order (EO) celebrating America's 250th Birthday.

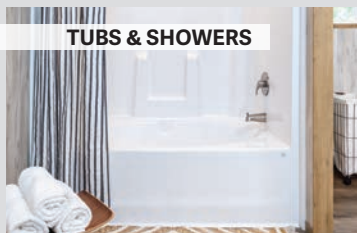
More than 5,000 people, including policymakers, housing industry representatives, media, and the public, are expected to attend.

MHI is coordinating with members to bring manufactured homes to the event. For more information, contact MHI.

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# Manufactured Housing Economic Report

## May 2025

### Regional Shipment, % Change and Market Share

Region	Through MAY 2025		Through MAY 2024		% Change
	Shipments	Market Share	Shipments	Market Share	
West South Central	11,802	26.3%	11,884	27.9%	-7%
South Atlantic	11,479	25.6%	11,514	27%	-3%
East South Central	7,537	16.8%	7,536	17.7%	0.0%
East North Central	4,236	9.4%	3,318	7.8%	27.7%
Mountain	3,049	6.8%	2,565	6.0%	18.9%
Pacific	2,650	5.9%	2,243	5.3%	18.1%
West North Central	1,744	3.9%	1,502	3.5%	16.1%
Middle Atlantic	1,624	3.6%	1,464	3.4%	10.9%
New England	659	1.5%	533	1.2%	23.6%
Outside US	0	0.0%	0	.0%	0%
Destination Pending	147	.3%	92	.2%	59.8%
Total	44,927	100%	42,650	100%	5.3%

### Top 10 States, % Change and Market Share

State	Through MAY 2025			Through MAY 2024			% Change
	Shipments	Market Share	Rank	Shipments	Market Share	Rank	
Texas	7,785	17.3%	1	7811	18.3%	1	-3%
Florida	2,803	6.2%	2	3306	7.8%	2	-15.2%
North Carolina	2,769	6.2%	3	2816	6.6%	3	-1.7%
Alabama	2,420	5.4%	4	2513	5.9%	4	-3.7%
South Carolina	2,390	5.3%	5	2173	5.1%	5	10%
Louisiana	2,154	4.8%	6	2172	5.1%	6	-8%
Georgia	2,096	4.7%	7	1909	4.5%	7	9.8%
Mississippi	1,815	4.0%	8	1688	4.0%	8	7.5%
Michigan	1,724	3.8%	9	1271	3.0%	11	35.6%
Tennessee	1,715	3.8%	10	1677	3.9%	9	2.3%
TOTAL	27,671	61.6%		27,336	64.1%		1.2%

### North Carolina Product Mix May 2025

Shipments			Production		
Single Section	Multi Section	Total Shipments	Single Section	Multi Section	Total Shipments
223	330	553	207	352	559

North Carolina	2024	2025	% Change
Home Production	2,686	2,847	6.0%
Home Shipments	2,816	2,769	-1.7%



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