

THE OFFICIAL MAGAZINE OF THE NCMHA
DECEMBER 2025 / JANUARY 2026

NORTH CAROLINA

MANUFACTURED AND MODULAR HOUSING NEWS

MERRY
Christmas
and happy new year



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



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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"

Dear Members,

I want to extend my heartfelt thanks to everyone who supported and attended our recent oyster roast fundraiser aboard the Battleship North Carolina. Your participation and generosity made the event a tremendous success, and it was a great reminder of the strength and unity within our association.

As we continue working together to advance our industry, I want to encourage all members to feel free to reach out to me or to Brad Lovin, our Executive Director, anytime you need assistance with issues affecting your business or our association. We are here to support you.

Please remember that all members are always welcome to attend our quarterly association meetings. Your voice matters, and your involvement helps shape the future of our industry.

This is your association, and we are here to serve you. Thank you for being an essential part of our community.

Warm regards,

Tonnie Prevatte
NCMHA President
2025-2026

A handwritten signature in black ink that reads "Tonnie Prevatte".

Calendar of Events

2025-2026

- **Board of Directors Meeting/Legislative Day**
NCMHA Office
Mid-March 2026 - TBD
- **NCMHA 2026 Annual Meeting**
May 26th - May 28th, 2026
Lumina at Wrightsville Beach
- **Board of Directors Meeting**
NCMHA Office
Thursday, September 17th, 2026 (Tentative Date)
- **2026 NC State Fair**
Thursday, October 15th, 2026 - Sunday, October 25th, 2026
- **Board of Directors Meeting and Christmas Dinner**
Thursday, December 10th, 2026 (Tentative Date)
Location TBD



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.

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

Retail (Independent)
Tom Christ
Aggressive Properties
& Development

Manufacturer (HUD)
Richard Smith
Cavco - Rocky Mount

Service/Supplier
Neal Locklear
Style Crest, Inc.

Community/Developer
Michael Blackburn
Blackburn Development, LLC

Finance
Yana Bille
Union Home Mortgage

Retail (Multi-lot)
J. Williams
Clayton Homes

Manufacturer (MOD)
Craig Thompson
Champion Homes

Service/Supplier
Mike Donovan
Blevins, Inc.

Community/Developer
Vito Montaperto
Dana Hill Community

Retail (Either/Or)
Chris Lowry
Cavco Home Center

Manufacturer (Either/Or)
Tyler Fuller
Cavco - Hamlet

Installation/Transportation
Don Aheron
Cavco Martinsville/
Nationwide Homes

Insurance
Dascheil Propes
Atlantic Intermediaries, LLC

Welcome

NEW BOARD MEMBERS



We're thrilled to welcome one of our new board members - Mike Donovan! Mike is originally from Johnston County and grew up in the Archers Lodge area. Mike's been married to his high school sweetheart, Mary, for 25 years, and together they have three children—Gavan (21), Bianca (16), and Emberly (13). Family means a lot to him, and they love going camping and enjoying all things Disney together.

Before joining Blevins in 2022 and beginning his journey in the Manufactured Home industry, Mike worked at Waste Industries. He has an Engineering Degree in Electronics, but found out he enjoys electronics more as a hobby than as a job.

SERVICE/SUPPLIER REPRESENTATIVE

Mike Donovan
Blevins, Inc.

Growing up, he was active in Boy Scouts and earned his Eagle Scout rank back in 1996. He and his family are regulars at Open Door Church in Winterville, NC.

We look forward to the valuable insights and contributions Mike will bring to our board!

We are pleased to welcome our 2nd new board member - Tyler Fuller. Tyler has been happily married to his wife, Michele, for four years. He holds a Bachelor of Science in Mechanical Engineering from Georgia Tech and earned his MBA from the University of South Carolina.

He entered the manufactured housing industry in 2019, drawn in by a recruiter's outreach on LinkedIn, and has been passionate about the field ever since. Before joining our industry, Tyler spent seven years building his professional foundation at Husqvarna, manufacturing outdoor lawn equipment, and also worked at Trane, producing commercial HVAC systems.

Outside of work, Tyler is devoted to spending time with friends and family. He frequently uses his construction skills to assist loved ones and neighbors with home repairs and projects. Additionally, he enjoys riding motorcycles, golfing, and working on anything with a motor.

Tyler brings a wealth of experience and dedication to his role, and we believe his background will contribute greatly to our board.



**MANUFACTURER
REPRESENTATIVE
(EITHER/OR)**
Tyler Fuller
Cavco - Hamlet

***Please join us in welcoming both Mike and Tyler to the
2025/2026 Board of Directors!***

New Members

Welcome to the
Association!
We're thrilled to have
you with us!

Allie's Wholesale Depot, LLC
Folkston, GA

Allsides Development LLC
Raleigh, NC

Best Homes of Washington
Washington, NC

BG Manufacturing, LLC
Brilliant, AL

BoaVida Home, LLC
Lumberton, NC

C and J Property Rentals LLC
Rowland, NC

Carolina Acres
Hendersonville, NC

Carolina Comfort Homes, LLC
Winston-Salem, NC

Champion Homes of IN -
Decatur
Decatur, IN

Champion Homes of IN -
Topeka
Topeka, IN

D & R Professional Home
Services
Raleigh, NC

Deerfield MHC, LLC
Murfreesboro, NC

Golden Creek MHP
Fayetteville, NC

Golden Investments and Real
Estate Decisions Inc.
Raleigh, NC

Graves Evans Enterprises, Inc
Summerfield, NC

Hidden Forest Homes, LLC
Randleman, NC

Homecraft NC, LLC
Greensboro, NC

Horizon Home Sales LLC
Eden, NC

Investor Direct Homes
Clemson, SC

JLO Enterprises Inc.
Raleigh, NC

JS Mobile Home Transportation,
LLC
Seven Springs, NC

Larabee Homes, LLC
Ahoskie, NC

Legacy Venture Group, LLC
Indian Trail, NC

ListWithFreedom.com
Ocala, FL

Manufactured Homes of NC
Havelock, NC

McCray Park, LLC
Cary, NC

McKee Homes, LLC
Raleigh, NC

Modulars Only
Kinston, NC

Moore Manufactured Homes,
LLC
Carthage, NC

Multi-Mobile, LLC
Raleigh, NC

NC Property Solutions Group,
LLC
Dunn, NC

RW Operations, LLC
Hope Mills, NC

V.C. Veterans Contracting
Raleigh, NC

Variety Mobile Home Services,
Inc.
Abingdon, VA

Vets Buy Houses NC, LLC
Raeford, NC

White Field LLC
Delaware, OH

YDMorgan Realty
Rocky Mount, NC



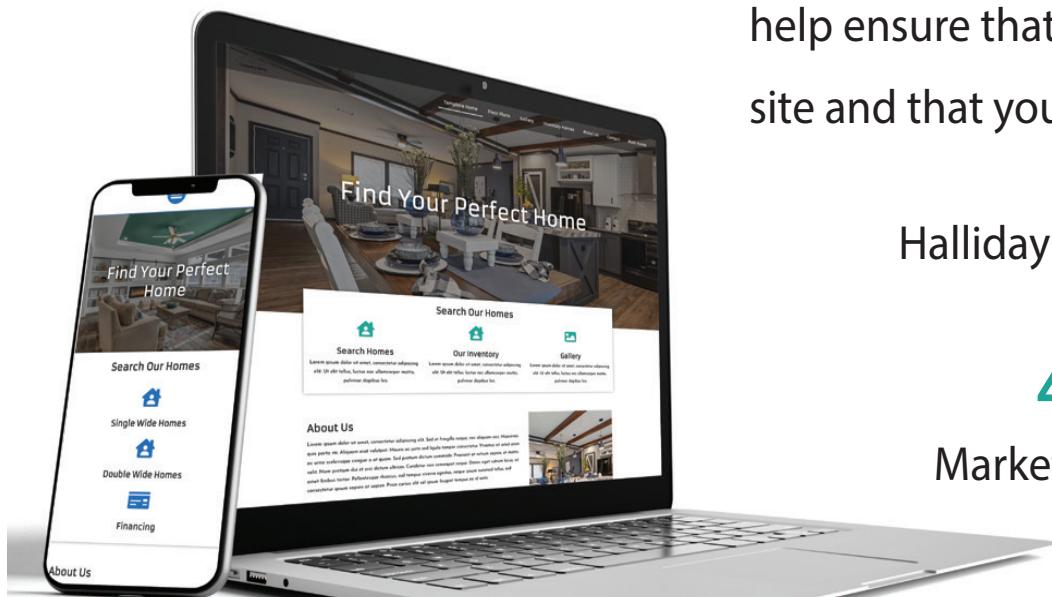
Be on the lookout for additional information regarding an upcoming PAC golf tournament in the Spring!



Out of SITE...Out of MIND!

If potential homebuyers are not looking at your website, your homes are out of site and out of mind.

Let us create a new website for you that will help ensure that homebuyers are on your site and that you are on their minds.



HallidayInsight Marketing Solutions
Jim Miller

419.680.3771

Marketing@HallidayInsight.com

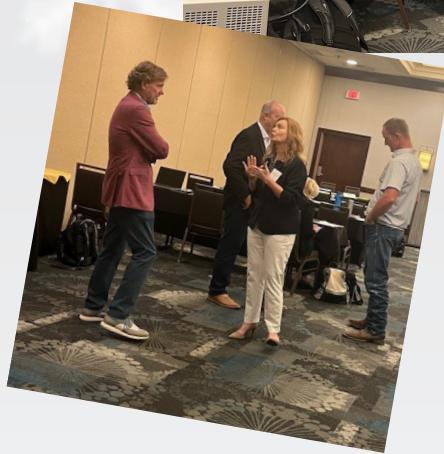
COMMUNITY SEMINAR

Thank you to everyone who attended our first Community Seminar. With around 25 participants, attendees learned about:

- Finance Options
- Service Supplier Products
- Legislative Updates
- Community Information & Evictions
- DMV Dealer Licensing Guidelines

We hope the seminar was informative and helpful for all who attended. If there is any topic or discussion you'd like us to include in 2026, please contact the NCMHA office and let us know.

*knowledge
is power*





Customized Furniture/Decor packages

*Your budget/style

*FEMA/

*VOLUME
PACKAGES

*Hospitality packages



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Jamie Dugger-Faulkner 606-524-5264

Ruth Rose-sales manager 606-312-6111

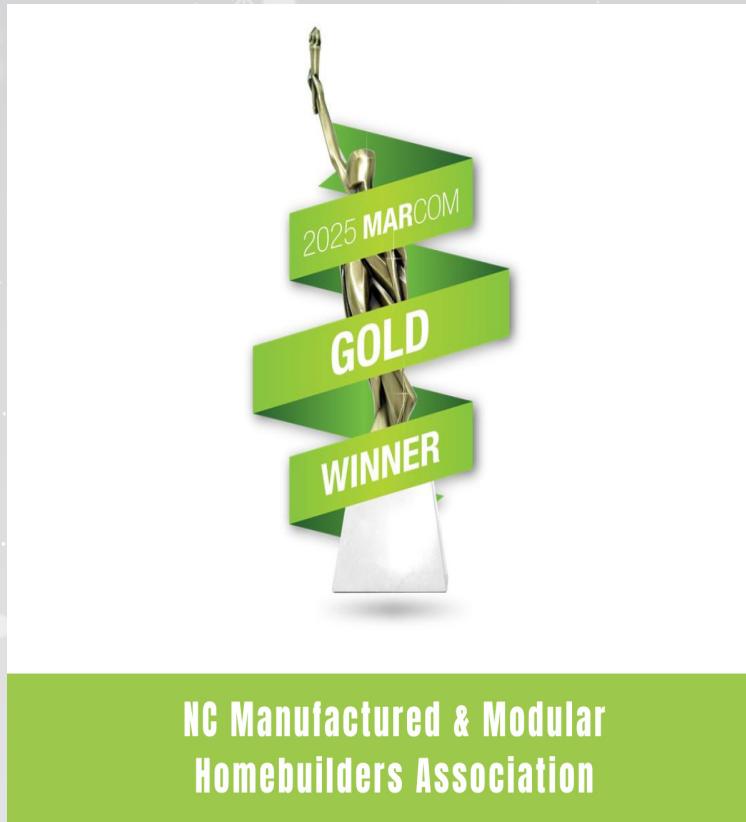
Denise Foster-designer /AP/AR-606-280-5237

Jessica Bennett- project manager 859-361-1378



www.Jamiesinteriors.com

**NCMHA wins the
2025 MarCom Gold Award
for the Esther Jones Home Giveaway!**



**NC Manufactured & Modular
Homebuilders Association**

The MarCom Award recognizes outstanding work from agencies, companies, and associations across the country. This award honors the story of Representative Arp's heroic efforts, NCMHA's generosity and the powerful impact of our members and the industry in NC!

“Receiving the MarCom Award is a testament to the dedication, generosity, and unwavering commitment of our members and our entire industry. This honor celebrates not just our efforts, but the collective spirit of service and impact that defines our organization. We are proud to stand alongside leaders like Representative Arp and grateful for the opportunity to make a difference in North Carolina and beyond.”

– Tonnie Prevatte, NCMHA President

Thank you to all our members! This accomplishment would not have been possible without your support and commitment.



MaHPAC Oyster Roast & Member Social

Everyone enjoyed a memorable day filled with riverboat cruising, tasty oysters, fantastic weather, and wonderful companionship. After a scenic trip down the Cape Fear River, attendees were taken to the NC Battleship. Once aboard, each person got to play captain, soaking up the sunshine, dining on delicious oysters, and spending time with great company.



Fair Share MaHPAC Fundraiser

The MaHPAC Fair Share Fundraiser is a continuous initiative aimed at raising funds for the PAC. As our sector grows, so does government involvement, making it vital to support candidates who align with our views and are dedicated to promoting our industry's interests.

Your ongoing contributions play an essential role in protecting the manufactured housing industry. By donating and sharing this message with others whose futures depend on our industry's success, you help us keep advocating for everyone's right to offer manufactured housing.

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



**TO DONATE GO TO WWW.NC-MHA.ORG
AND CLICK ON THE FAIR SHARE MAHPAC
FUNDRAISER TAB AT THE TOP OF THE PAGE**

TOGETHER WE CAN MAKE A DIFFERENCE!

DONATIONS OF GREATER THAN \$25.00 ARE APPRECIATED AS WELL!

In addition, you can set up regular monthly, quarterly or annual payments using your personal credit card. By law, all MaHPAC donations must be made with a personal check or credit card.

2025 NC State Fair Home

With nearly one million attendees at this year's NC State Fair, our display home received significant interest from visitors. This year's Energy Star-compliant home was constructed by Champion Homes of Lillington. The 1,882 square-foot home featured four bedrooms and two baths, and highlights included:

- 50-gallon Rheem® hot water heater
- LED lighting throughout
- Honeywell T6 Pro Smart Thermostat®
- High-quality DiamondFlor™ vinyl flooring in common areas with carpeted bedrooms
- Stainless steel Whirlpool appliances
- Designer sink and faucet with upgraded kitchen lighting
- Spacious pantry
- Tile back splash

We would like to extend our sincere gratitude to the following sponsors:

- ***Champion Homes of Lillington for donating and providing the home and home decor***
- ***Blevins, Inc. for supplying the skirting and HVAC***
- ***Batchelor Supply for their generous sponsorship, which helped offset some of the Association costs***

Additionally, we deeply appreciate the many volunteers who navigated challenging traffic and parking conditions to support our efforts, promote our industry, and educate consumers about our products. We could not do this event without your help and we appreciate you taking time out of your busy schedules to volunteer.

Mark your calendars now for the 2026 NC State Fair
Thursday, October 15th - Sunday, October 26th, 2026



MEMBER SPOTLIGHT

SG Communities (Greenville, NC) Hosts Successful Yard Sale to Support Local Families

Over the past several months, SG Communities team members have gathered reusable items left behind during move-outs throughout the community. Rather than letting these goods go to waste, the team organized a yard sale to give them a new lease on life and raise funds for a meaningful cause.

Thanks to the enthusiastic participation of SG Communities team members the proceeds from the sale went toward assembling complete Thanksgiving meals for 20 families in need. The SG staff used the funds raised to purchase all the necessary side items, ensuring each family received a full meal for the holiday – all without any cost to the company.



This heartwarming initiative was powered by the creativity, dedication, and volunteer spirit of SG Communities staff, who went above and beyond to make a positive impact. We are proud to celebrate their commitment and thrilled to share this uplifting story with our membership, showcasing the true spirit of our community.



*No act of kindness, no matter how small,
is ever wasted!*

We're always eager to showcase our member's events. If you have something you would like featured in an upcoming newsletter, please contact:

Kim at kim@nc-mha.org or call the Association at 919-872-2740.

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 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. In 2024 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).

LEGISLATIVE UPDATE

***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.

*Take Action,
Create Change!
Get Involved!*

CONTINUED

You can also find this information online by going to our website 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

- 1.) Go to 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.

Manufactured Housing Board

The staff at OFSM have had a few changes. Recently the department hired another inspector bringing the total number of inspectors to four. Mike Naylor has been hired to cover Wilmington to Raleigh area. He is a former inspector with Cumberland County. Barry Vess is the new supervisor of inspectors and serves as a code consultant. Parker Smith left the department earlier this year to work for the City of Cary Fire Department. He has now been hired part time to work for OFSM in the consumer complaints/administration section.

Division of Motor Vehicles

The General Assembly passed a “mini budget” in July, 2025 which included a provision that moved the Division of Motor Vehicles to the NC Highway Patrol. This included the Dealer Unit which licenses MH Dealerships.

*Stronger together,
brighter tomorrow!*

INDUSTRY

HUD's Notice of Upcoming Proposed Rule Could Expand FHA Mortgage Access

In its Semiannual Regulatory Agenda, HUD's Office of Single Family Housing has announced an upcoming Notice of Proposed Rulemaking, expected in May 2026, that could significantly expand mortgage eligibility for manufactured homes.

The forthcoming proposed rule would revise HUD's current mortgage criteria—limited to one unit dwelling structures—to align with recent amendments to the Manufactured Home Construction and Safety Standards, which now permit up to four unit dwelling structures. This change would bring manufactured housing in line with the FHA mortgage insurance program, which already supports financing for one-to-four-unit dwellings.

HUD's existing one-unit limitation was originally based on the Manufactured Home Construction and Safety Standards, which at the time only covered one unit manufactured homes. With the recent expansion of HUD-code compliance to include multi-unit structures, this update is a critical step toward increasing housing supply and affordability.

Importantly, the rule would also shift foundation requirements to rely on HUD's Model Manufactured Home Installation Standards, for the first time since they became effective on October 20, 2008, ensuring consistency with the most current industry practices developed in collaboration with the Manufactured Housing Consensus Committee (MHCC).

This development reflects the direct impact of MHI's advocacy efforts, particularly at the inaugural Manufactured Housing Lender Roundtable held at HUD headquarters in June. During that meeting, MHI leadership strongly advocated for modernizing FHA mortgage eligibility criteria and aligning them with current HUD Code standards.

The upcoming proposed changes are expected to save consumers thousands of dollars in foundation costs and expand access to homeownership, especially for families seeking affordable, multi-unit manufactured housing options.

MHI will continue to monitor this upcoming rulemaking and advocate for policies that support innovation and growth in the manufactured housing sector

Industry Introduces Vertical Anchorage in Wind Zone I Installations

Starting September 17, 2025, the manufactured housing industry will implement a safety enhancement for homes installed in Wind Zone I. This change is being made to align with the timing of upcoming updates to the HUD Code and will result in alternative foundation designs exceeding HUD Code requirements by including specific uplift protection.

This change reflects the industry's ongoing commitment to improving the safety and resilience of manufactured homes. While homes built to the HUD Code have consistently demonstrated strong performance in

RY NEWS

severe weather, this new uplift protection measure adds an additional layer of security for homeowners in Wind Zone I areas.

MHI commends the industry for coming together to recognize that additional vertical anchorage is a meaningful enhancement to storm safety. The manufactured housing industry has a long-standing track record of coming together to improve the performance, efficiency and resilience of our homes, including with respect to severe weather.

Homes built to the HUD Code have proven their improved durability in storms, and the industry continues to analyze performance data and implement innovations that further improve safety and reliability. In keeping with this tradition of proactive improvement, the industry has come together to enhance protections against uplift in Wind Zone I installations. This underscores the industry's dedication to continuous improvement and homeowner safety.

MHI Outlines Key Ways Fannie Mae and Freddie Mac Should Be Serving Manufactured Housing

The Manufactured Housing Institute (MHI) has submitted two formal comment letters to U.S. Federal Housing (FHFA) Director Bill Pulte about how Fannie Mae and Freddie Mac should increase their support for manufactured housing. In the two formal comment letters responding to a proposed rule on Enterprise Housing Goals for 2026–2028 and the regulator's strategic plan for Fiscal Years 2026–2030, MHI urged that

Fannie Mae and Freddie Mac explicitly prioritize manufactured housing.

Key recommendations included:

- Eliminate the 50-basis point loan level price adjustment add-on for manufactured home loans
- Reassess enterprise support for manufactured housing communities, including reviewing pad lease protection requirements and ending preferential treatment for Limited Equity Ownership (LEO) models.
- Increase purchases of real property manufactured home loans.
- Develop a flow program for home-only loan securitization.

MHI will continue working closely with FHFA, Fannie Mae, and Freddie Mac to ensure manufactured housing is supported in federal financing programs.





happy
holidays

=Blevins=

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Manufactured Housing Economic Report

September 2025

Regional Shipment, % Change and Market Share					
Region	Through SEPT 2025		Through SEPT 2024		% Change
	Shipments	Market Share	Shipments	Market Share	
West South Central	20,559	25.9%	20,993	27.1%	-2.1%
South Atlantic	20,173	25.4%	20,647	26.7%	-2.3%
East South Central	12,929	16.3%	13,490	17.4%	-4.2%
East North Central	7,740	9.7%	6,467	8.4%	19.7%
Mountain	5,337	6.7%	4,734	6.1%	12.7%
Pacific	4,698	5.9%	4,051	5.2%	16.0%
West North Central	3,472	4.4%	2,998	3.9%	15.8%
Middle Atlantic	3,019	3.8%	2,695	3.5%	12.0%
New England	1,317	1.7%	1,127	1.5%	16.9%
Outside US	0	0.0%	0	0.0%	0.0%
Destination Pending	233	0.3%	150	0.2%	55.3%
Total	79,477	100.0%	77,352	100.2%	2.7%

Top 10 States, % Change and Market Share							
State	Through SEPT 2025			Through SEPT 2024			% Change
	Shipments	Market Share	Rank	Shipments	Market Share	Rank	
Texas	13,481	17.0%	1	13,709	17.7%	1	-1.7%
Florida	5,066	6.4%	2	5,713	7.4%	2	-11.3%
North Carolina	4,934	6.2%	3	5,081	6.6%	3	-2.9%
Alabama	4,047	5.1%	4	4,334	5.6%	4	-6.6%
South Carolina	4,022	5.1%	5	3,965	5.1%	5	1.4%
Georgia	3,717	4.7%	6	3,501	4.5%	7	6.2%
Louisiana	3,622	4.6%	7	3,951	5.1%	6	-8.3%
Mississippi	3,093	3.9%	8	2,997	3.9%	10	3.2%
Michigan	3,031	3.8%	9	2,300	3.0%	11	31.8%
Tennessee	2,946	3.7%	10	3,066	4.0%	9	-3.9%
TOTAL	47,959	60.3%		48,617	62.9%		-1.4%

North Carolina Product Mix					
Shipments			Production		
Single Section	Multi Section	Total Shipments	Single Section	Multi Section	Total Shipments
260	313	573	183	334	517

North Carolina	2024	2025	% Change
Home Production	4,796	4,884	1.8%
Home Shipments	5,081	4,934	-2.9%



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