

The Official Magazine of the NCMHA



North Carolina

Manufactured And Modular Housing News

Spring 2025

North Carolina

MANUFACTURED AND MODULAR HOUSING NEWS

The official magazine of NCMHA

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Welcome
Spring

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

President's Message

by Billy Owens

Spring has arrived, bringing with it warmer weather, extended daylight in the evening, and potentially increased sales. However, spring holds even greater significance for our industry. Legislative Day is an occasion to meet and connect with those who support us and contribute to our success. It is crucial to familiarize yourself with your representative in your county as well as in neighboring counties. Legislative Day is intended for all of us, so we invite you to join us on this important day.

Each year, we gather to celebrate our achievements and enjoy some leisure time. This year, our annual meeting will be held at the Lumina in Wrightsville Beach from May 27-29, with Tuesday, the 27th, marking the inaugural MaHPAC-sponsored Luau. We invite you to take part in this enjoyable event under the sun.

Lastly, I would like to provide an update regarding our goal of donating a home to a family in need. Currently, the association is in the process of providing a new home to a fire-stricken individual in Rockingham County who lost everything in a tragic fire. Additionally, we are exploring options in western North Carolina, maintaining our commitment to donating a home to a needy family in that region. Please stay tuned for further information.

We look forward to seeing you at the beach.

William R. Owens

President 2024/2025



Calendar of Events

April 29th, 2025

Board of Directors Meeting/Legislative Day/
Member Appreciation Luncheon
NCMHA, Raleigh, NC

May 27th - May 29th, 2025

NCMHA 2025 Annual Meeting & MaHPAC Golf
Tournament & Luau
Lumina at Wrightsville Beach

September 2025 - Date TBD

Board of Directors Meeting
NCMHA, Raleigh, NC

October 16th - 26th, 2025

2025 NC State Fair
NC State Fair Grounds
Raleigh, NC

December 11th, 2025

Board of Directors Meeting
NCMHA, Raleigh, NC

Registered Housing Specialist Seminar & State Test

NCMHA, Raleigh, NC

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

Executive Committee

President

- Billy Owens, Clayton Richfield

1st Vice President

- Tonnie Prevatte, Clayton Homes, Inc.

2nd Vice President

- Jeff Jones, Down East Realty & Custom Homes of Kinston

Treasurer

- Mark Johnson, Batchelor Supply, Inc

Secretary

- Chris Cameron, Champion Home Builders

Immediate Past President

- Joe Earnhardt, Clayton Rockwell

NCMHA Staff

Executive Director - Brad Lovin
brad@nc-mha.org

Director of Office Services - Kim Mruk
kim@nc-mha.org

Division Representatives

Finance/Insurance Representatives

- Yana Billet, Union Home Mortgage
- Dascheil Propes, Atlantic Intermediaries

Service/Supplier Representatives

- Stacy Strawn, Weyerhaeuser Company
- Neal Locklear, Style Crest, Inc.

Retail Representatives

- Tom Christ, Aggressive Properties & Development (Independent)
- J. Williams, Clayton Homes Inc. (Multi-lot)
- Chris Lowry, Cavco Home Center

Manufacturer Representatives

- Richard Smith, Fleetwood Homes of Virginia (HUD)
- Jimmy Holmes, Holmes Building Systems
- Craig Thompson, Champion Homes (MOD)

Community/Developer Representatives

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

Installation/Transportation Representatives

- Donald Aheron, Nationwide Homes

Leadership

WELCOME

New Members

*HPI Pope Planes Homes, LLC
Spring Lake, NC*

*Clayton Homes #1171
Gastonia, NC*

*RRP, LLC
Climax, NC*

*The MHP Expert, LLC
Wilmington, NC*

*Britt & Hammonds Investment
Properties
Lumberton, NC*

*Cirrus Solutions, Inc.
Palm City, FL*

*Caudle Holdings Inc.
Oxford, NC*

*Kastel Enterprises MK, LLC
Daphne, AL*

*Revolution Mortgage
Wilmington, NC*

*Triton Home, LLC
Alcoa, TN*

*Byrdson Services, LLC
Beaumont, TX*

*Eco Mods, LLC
Burgaw, NC*

*Eliam Properties, LLC
Graham, NC*

*My Compact Cottage, LLC
Franklin, NC*

*Magnolia Properties of Fayetteville/
Fort Bragg, LLC
Raeford, NC*

*Lambeth MHC
Winston Salem, NC*

*KTS Concrete Services
Cornelius, NC*

*Premier Property Resource
Durham, NC*

*McLeymore Properties, LLC
Charlotte, NC*

*C2 Contractors, LLC
Greensboro, NC*

*D&D Mobile Home Repairs & Moving, Inc.
Elizabeth City, NC*

*CAGE Civil Engineering
Charlotte, NC*

*Highlands Homes and Land
West Jefferson, NC*

*Heath's Home Zone
Shelby, NC*

*Liberty Estates MHP
Raeford, NC*

*All Western Mortgage
Cape Carteret, NC*

*Rudolph Shepard Jr.
Greensboro, NC*

*RCD Homes
Randleman, NC*

*Union Home Mortgage
Wilmington, NC*

Association News!

We are saddened to announce that Bobbi Peterman has resigned from her position due to unforeseen circumstances. Bobbi has served in her Administrative Assistant position with distinction for almost 25 years and was a true asset to NCMHA. Her knowledge of the industry and our members is unmatched and she will truly be missed.

We are in the process of finding a replacement for her but in the meantime, please direct all inquiries to Kim at kim@nc-mha.org or by calling the association at 919-872-2740.



2025 Annual Meeting

Tuesday, May 27th - Thursday, May 29th

Annual Meeting Registration

Early registrations must be received by NCMHA on or before Friday, April 25th 2025. Registration deadline is Friday, May 16th, 2025. (register online at www.nc-mha.org, 2025 Annual Meeting Information, Annual Meeting Information & Registration). Cancellations received on or before Friday, May 16th, 2025 entitle registrant to a full refund less a \$25.00 processing fee. After that date, no refund can be given. Cancellations must be in writing and sent via USPS mail, fax 919-872-4826 or email to kim@nc-mha.org.

Hotel Accommodations

Lumina on Wrightsville Beach
(a Holiday Inn Resort)

Oceanfront \$280 + tax
Soundview \$260 + tax

All requests for room assignments must be made with the Lumina on Wrightsville Beach by phone or online. Reservations must be received by noon Friday, April 25th, 2025 to receive the rate listed above. To ensure accommodations, it is important that you make your reservation as soon as possible.

Special rates are good 1 day before and 2 days after the meeting based on availability (this rate is not available over Memorial Day Weekend).

Reservations: 800-465-4329
Reference: NCMHA 2025

Reservations Online: go to www.nc-mha.org
and click on the Hotel Registration Link under the
2025 Annual Meeting Information tab

Hotel Direct: 910-256-2231

For information on other hotels in the area, please contact the Official Visitors website - Wrightsville Beach:
<https://wrightsville-beach.wilmingtonandbeaches.com/>

Schedule of Events

Tuesday, May 27th, 2025

6:30 p.m. MaHPAC Luau
Lumina @ Wrightsville Beach

Wednesday, May 28th, 2025

8:30 a.m. MaHPAC Golf Tournament Check-In
Wilmington Municipal

9:30 a.m. MaHPAC Shotgun Start

3:30 p.m. MaHPAC Mixology Class

6:00 p.m. Registration - Welcome Reception

6:30 p.m. Welcome Reception
(Heavy Hors D'oeuvres & Host Bar)
MaHPAC Silent Auction

7:00 p.m. Casino Night
MaHPAC Golf Awards

9:00 p.m. MaHPAC Silent Auction Results

Thursday, May 29th, 2025

7:30 a.m. Registration

8:00 a.m. Buffet Breakfast

9:00 a.m. Business Meeting
Election of Officers
Division Meetings / Elections
General Session / Awards /
Speakers

Membership Awards

The Retailer(s) of the Year (Independent and Multi-Lot) and Rollan Jones Member of the Year awards were developed to recognize the outstanding achievements of our members. Get your nominations in early!

Nomination deadline: Friday, April 25th, 2025.

For more information or nomination forms: contact Kim Mruk at 800-849-6311 or kim@nc-mha.org

MaHPAC Events

The Manufactured and Modular Homebuilders Political Action Committee (MaHPAC) supports North Carolina state legislators, legislative candidates, and local officials who identify with and support our industry. MaHPAC supports candidates who believe in fair and equal treatment for factory-built homes. We have to raise more awareness about our issues and to do that **WE MUST RAISE MORE PAC MONEY!**



MaHPAC Golf Tournament*
\$125/player or \$500/team of 4
Wednesday, May 28th
Check in - 8:30 a.m.
Shot Gun Start - 9:30 a.m.

Join us for the annual MaHPAC golf tournament at Wilmington Municipal (a Donald Ross designed course). No denim, shirts without collars, or metal spikes permitted.



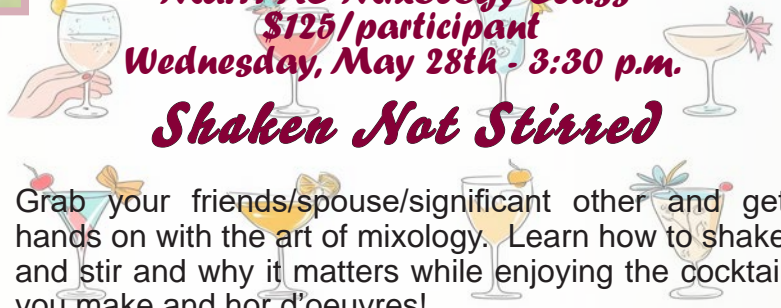
MaHPAC Luau*
\$125/adult; \$25/child
Tuesday, May 27th
6:30 p.m. - 9:00 p.m.

Aloha! Join us for our first annual MaHPAC Hawaiian Luau - an evening of great food, music and laughter! So grab your leis and hula skirts and get ready to hula your way into a night of fun and festivities!



MaHPAC Mixology Class*
\$125/participant
Wednesday, May 28th - 3:30 p.m.
Shaken Not Stirred

Grab your friends/spouse/significant other and get hands on with the art of mixology. Learn how to shake and stir and why it matters while enjoying the cocktail you make and hor d'oeuvres!



MaHPAC Silent Auction*
Wednesday, May 28th
6:30 p.m. - 10:00 p.m.

MaHPAC is in need of donated items for the annual silent auction. We are looking for big ticket items such as sports, concert or performing arts tickets, large yeti coolers, beach rentals, fishing excursions, etc. and anything else you yourself would want to bid on for the silent auction. Please contact Brad Lovin at 800-849-6311 or brad@nc-mha.org if you have anything to donate.



***PLEASE NOTE: It is against North Carolina state law for MaHPAC to receive corporate money. Payment for the Luau, Golf, Mixology Class and the Silent Auction must be made out to MaHPAC in the form of personal check, personal credit card or money order and are not tax deductible. Registration deadline is Friday, April 25th, 2025 for all MaHPAC events.**

Registration forms can be found on our website at www.nc-mha.org under the 2025 Annual Meeting Information Tab, Annual Meeting Information and Registration

Legislative Update



The General Assembly commenced its two-year legislative term in January. Initially, proceedings were slow due to new member arrangements and committee appointments. After several weeks of organizational sessions, Bills began to be introduced, and committees started holding hearings. Currently, legislative activity is at full throttle with hundreds of Bills being introduced. Legislation is progressing in both the Senate and House, with some measures already enacted into law.

One of the early legislative priorities was addressing relief efforts for western North Carolina following Hurricane Helene. Both the House and Senate held joint committee meetings and hearings to finalize the details of a significant second relief package. Initially, legislators convened an emergency session and passed an “immediate needs” package, recognizing that further assistance would be required. The second relief package appropriated over \$500 million primarily for infrastructure reconstruction, including roads, bridges, utilities, and various other infrastructural elements. Some funding was allocated for housing needs, although substantial grants and funding for housing will be distributed gradually as infrastructure projects progress. We are collaborating closely with NC Rebuild to stay informed about developments related to requests for proposals and grant requirements. Additional Hurricane Helene funding and relief packages will likely dominate this year’s legislative session.

Two Bills specifically impacting our industry are the Mobile Home Park Act and the Create the Office of Engineering and Codes:

Senate Bill 518 Mobile Home Park Act - Introduced by Senator Mayfield (D) from Buncombe County. This Bill mirrors last session’s Bill that imposes stringent restrictions on the operations and functions of all “mobile home parks” in North Carolina. It includes provisions for rent control, right-of-first-refusal requirements, a special commission for tenant/renter complaints, and property owner compliance. Like last year, it comprises 29 pages of provisions that would overhaul landlord-tenant laws for mobile home parks in North Carolina.

Senate Bill 700 Create the Office of Engineering and Codes - Introduced by Senator Sawrey (R) from Johnston County. Last year, the General Assembly transferred the manufactured housing and modular program division (along with other divisions) from the oversight of the Insurance Commissioner to the newly established independent Office of the State Fire Marshall. This Bill proposes moving industry regulation from the OFSM to a newly created division within the NC Labor Commissioner. Consequently, all state-regulated programs related to manufactured and modular homes would fall under the Labor Commissioner’s jurisdiction. This includes the State Administrative HUD program, the Manufactured Housing Board, licensing, consumer dispute resolution program for manufactured homes, and the modular program encompassing the State Building Code and State Building Code Council.

Numerous other Bills have been introduced that affect our industry in some manner. On the following page is a chart of Bills we are lobbying and monitoring on your behalf. For detailed information and summaries, please contact us at the association office, where we are available to provide comprehensive data.

This information is also accessible online via our website www.NC-MHA.org by clicking the 2025 Legislative and Government Advocacy link. Alternatively, it can be found on the NC General Assembly website: www.ncleg.gov. To search for specific Bills, go to 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 more challenging to navigate, you may also search by key words (e.g., modular home) to find relevant Bills that include modular homes.

Legislative Update - Continued

Lastly, we will hold our industry Legislative Day on April 29th. Attendees will gather at the NCMHA office for lunch and a briefing before traveling by bus to the NC Legislative Building to meet with legislators. This event is crucial, and member participation is essential. It's imperative that we convey the significance of our industry to the state housing market and foster relationships with our legislators. Given the proposed legislation affecting both our customers and business, it is vital for our voices to be heard. Please mark your calendars and plan to attend the 2025 NCMHA Legislative Day.

For additional details and to register for the event, visit www.NC-MHA.org and click the 2025 Legislative and Government Advocacy Tab, 2025 Legislative Day/Member Appreciation Luncheon Tab.

Bill	Bill Title	Stance	Last Action	Status	SOG
H47	Disaster Recovery Act of 2025 - Part I	Support	Ch. SL 2025-2	Passed	SOG * NC
S368	Office of State Fire Marshal Omnibus Bill - AB	Watching	Ref to Com On Rules and Operations of the Senate	Committee Referral	SOG
S493	Land Use Clarification and Changes	Watching	Re-ref to Judiciary. If fav, re-ref to Finance. If fav, re-ref to Rules and Operations of the Senate	Committee Referral	SOG
S495	Regulation of Accessory Dwelling Units	Watching	Ref To Com On Rules and Operations of the Senate	Committee Referral	SOG
S497	Expand Middle Housing	Watching	Ref To Com On Rules and Operations of the Senate	Committee Referral	SOG
S499	Allow Housing Near Jobs	Watching	Ref To Com On Rules and Operations of the Senate	Committee Referral	SOG
S518	Mobile Home Park Act	Oppose	Ref To Com On Rules and Operations of the Senate	Committee Referral	SOG
S569	Eviction Record Expunction Act	Watching	Ref To Com On Rules and Operations of the Senate	Committee Referral	SOG
S700	Create the Office of Engineering and Codes	Neutral w/ Amend	Ref To Com On Rules and Operations of the Senate	Committee Referral	SOG

Legislative Day/Member Appreciation Luncheon!

*Tuesday, April 29, 2025
11:30 a.m. - 4:30 p.m.*

Tentative Schedule:

11:30 a.m. - 12:30 p.m.

Member Appreciation Luncheon - NCMHA Office

12:30 p.m. - 1:00 p.m.

Important Briefing

1:00 p.m. - 1:30 p.m.

Board bus and Depart for Legislative Building

1:30 p.m. - 3:30 p.m.

Meet with Legislators

3:30 p.m. - 4:00 p.m.

Board bus and Depart for NCMHA

4:30 p.m.

Arrive at NCMHA

RSVP by going to our website and clicking on the 2025 Legislative & State Advocacy Tab, 2025 Legislative Day/Member Appreciation Luncheon Registration Tab

Industry News/Updates!

Implementation of HUD Code Updates Delayed

MHI is pleased to announce a significant victory for the industry: the U.S. Department of Housing and Urban Development's (HUD) decision to delay the implementation of the Manufactured Home Construction and Safety Standards (MHCSS) 4th and 5th Sets final rule until September 15, 2025.

This extension is the result of MHI's direct engagement and lobbying efforts: MHI consistently emphasized the need for additional time to ensure a smooth and cost-effective transition for manufacturers, suppliers, retailers and community operators. By securing this delay, MHI has successfully eased the burden of what would have been an unrealistic timeline for compliance, allowing businesses to properly adjust designs, modify supply chains and ensure regulatory compliance without unnecessary disruption.

The postponement of implementation reflects MHI's continued leadership in advocating for a balanced approach to regulation, ensuring that industry stakeholders have the necessary time and resources to comply with evolving standards. Since the rule was finalized in September 2024, MHI has elevated industry concerns, highlighting the complexity of implementing new engineering specifications, electrical codes and construction requirements within the original six-month timeframe.

MHI's efforts, combined with strong engagement from manufacturers and key stakeholders, resulted in a unified industry voice that resulted in this necessary extension, ensuring a more practical and achievable transition period.

MHI extends its congratulations to HUD Secretary Scott Turner and Teresa Payne, Deputy Assistant Secretary—Administrator for the Office of Manufactured Housing Programs, for their leadership and responsiveness to industry needs.

Their commitment to fostering a collaborative environment has been instrumental in achieving this extension. MHI looks forward to continued partnership with HUD under their guidance to promote policies that support the growth and sustainability of the manufactured housing sector.

MHI remains committed to protecting the affordability and accessibility of manufactured housing while ensuring that regulatory changes support—rather than hinder—industry growth and innovation. We will continue working closely with policymakers to advocate for reasonable, well-structured regulations that uphold safety and quality without imposing undue burdens on manufacturers and consumers. As we move forward, MHI encourages all members to stay engaged and proactive in the regulatory process, and we will provide ongoing updates and guidance to help you navigate the extended compliance timeline successfully.

HUD Secretary Launches DOGE Task Force

The U.S. Department of Housing and Urban Development (HUD) Secretary Scott Turner launched a U.S. Department of Government Efficiency (DOGE) Task Force to review how HUD is spending American taxpayer dollars, in accordance with President Trump's Executive Order to maximize governmental efficiency and productivity.

The task force will examine the agency's budget and ensure all programs, processes and personnel are working together to advance the purpose of the department.

In its first week, the task force recovered \$1.9 billion of misplaced funds and identified more than \$260 million in savings.

"HUD will be detailed and deliberate about every dollar spent to serve rural, tribal and urban communities," said Secretary Turner. "Thanks to President Trump's leadership, we are no longer in a business-as-usual posture and the DOGE task force will play a critical role in helping to identify and eliminate waste, fraud and abuse and ultimately better serve the American people."



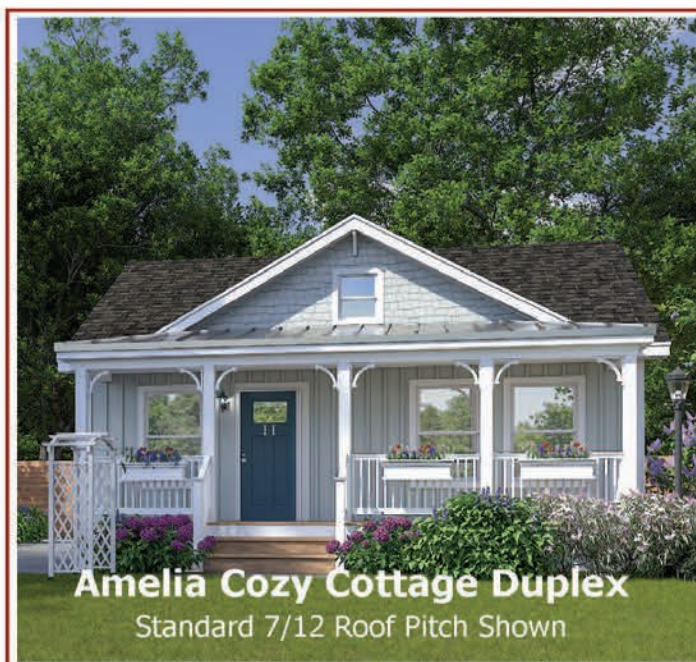
SouthState

Regional Shipment, % Change and Market Share					
Region	Through JANUARY 2025		Through JANUARY 2024		% Change
	Shipments	Market Share	Shipments	Market Share	
South Atlantic	2,371	26.7%	2,024	27.1%	17.1%
West South Central	2,341	26.4%	2,171	29.1%	7.8%
East South Central	1,540	17.3%	1,233	16.5%	24.9%
East North Central	829	9.3%	498	6.7%	66.5%
Mountain	556	6.3%	448	6.0%	24.1%
Pacific	492	5.5%	419	5.6%	17.4%
Middle Atlantic	344	3.9%	328	4.4%	4.9%
West North Central	269	3.0%	266	3.6%	1.1%
New England	103	1.2%	66	0.9%	56.1%
Outside US	0	0.0%	0	0%	0%
Destination Pending	34	0.4%	8	0.1%	325.0%
Total	8,879	100.0%	7,461	100.0%	19.0%

Top 10 States, % Change and Market Share							
State	Through JANUARY 2025			Through JANUARY 2024			% Change
	Shipments	Market Share	Rank	Shipments	Market Share	Rank	
Texas	1,544	17.4%	1	1,460	19.6%	1	5.8%
North Carolina	603	6.8%	2	513	6.9%	3	17.5%
Florida	563	6.3%	3	581	7.8%	2	-3.1%
South Carolina	500	5.6%	4	361	4.8%	6	38.5%
Alabama	456	5.1%	5	383	5.1%	4	19.1%
Louisiana	434	4.9%	6	380	5.1%	5	14.2%
Tennessee	394	4.4%	7	295	4.0%	8	33.6%
Georgia	386	4.3%	8	343	4.6%	7	12.5%
Kentucky	345	3.9%	9	277	3.7%	10	24.5%
Mississippi	345	3.9%	9	278	3.7%	9	24.1%
TOTAL	5,570	62.7%		4,871	65.3%		14.4%

North Carolina Product Mix January 2025					
Shipments			Production		
Single Section	Multi Section	Total Shipments	Single Section	Multi Section	Total Shipments
250	353	603	245	358	603

North Carolina	2024	2025	% Change
Home Production	539	603	11.9%
Home Shipments	513	603	17.5%

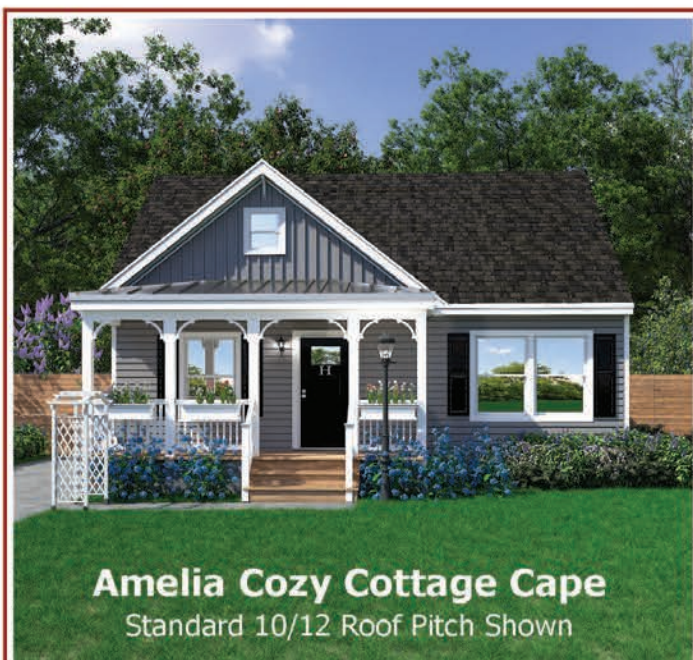


The Amelia Cozy Cottage series offers a perfect blend of simplicity, comfort, and charm, ideal for singles, couples, or those seeking a cozy retreat. Don't miss out on this thriving housing segment - secure your model today!

CONTACT US FOR MORE DETAILS:

HolmesModular.com

Or Call 910-948-2270



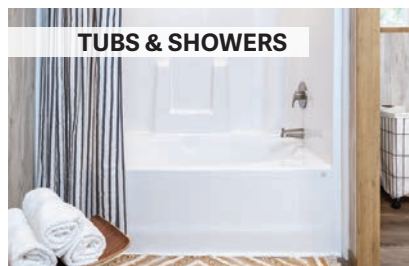


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