

## Overlapping Personnel Across HUD's Offsite Construction Reports

*Individuals documented in overlapping roles across the 2023 Offsite Construction for Housing: Research Roadmap (“Research Roadmap”) and the 2026 HUD's Past, Present, and Future Role in Accelerating U.S. Offsite Construction for Housing: A Comparative Study and Action Plan (“Action Plan”), based on title pages, acknowledgments, Project Technical Committee rosters, stakeholder-workshop attendee lists, and the Action Plan's Project Partner Roles and Contributions matrix.*

| Name                      | Documented Affiliation                                                                                                                                                                                                 | Role(s) Across the Two Reports                                                                                                                                                                                                                                                                                                                                                                                | Peer Reviewer† | Source                                                                                  |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------------------------------------------------------------------------------|
| <b>Dominic Sims</b>       | Former CEO, International Code Council; current member, NIBS Board of Directors                                                                                                                                        | A governance link between ICC and NIBS: led ICC as CEO, now sits on the NIBS Board of Directors — the organization that managed both HUD reports and received the largest single FY23 NOFO award.                                                                                                                                                                                                             | —              | As reported                                                                             |
| <b>John (JC) Hudgison</b> | Senior ICC Board Member; Chair, ICC Emerging Leaders Membership Council; NIBS Board Member; Founding Past Chair, NIBS Off-Site Construction Council; Board Liaison, NIBS Facility Mgmt. & Operations Council           | A second, simultaneous board-level link between ICC and NIBS. His Off-Site Construction Council chair role is the same council body Ryan Smith founded and sits on.                                                                                                                                                                                                                                           | —              | As reported                                                                             |
| <b>Cindy Davis</b>        | Then-President, ICC Board of Directors (now retired); former Director, Virginia's State Building Code Office                                                                                                           | Authored the Section 3.1 pull-quote in the 2023 Roadmap promoting ICC/MBI standards, while concurrently holding a senior Virginia DHCD position as Virginia adopted ICC/MBI 1200 and 1205. Virginia's Dec. 2023 memo initially omitted ASTM E541, corrected only after challenge (Jul. 2024). Now named as a member of the NIBS/MOD X steering committee guiding a follow-on standard-development initiative. | —              | Roadmap, p. 21; Virginia DHCD memoranda; Yahoo Finance, “NIBS, MOD X Launch Initiative” |
| <b>Ryan Colker</b>        | International Code Council                                                                                                                                                                                             | Action Plan Project Partner matrix (entry 6.02): Key Partner, Exchange Delegate, and Peer Reviewer across UK-England, UK-Scotland, Japan, Sweden, and U.S. workshops. Also a 2023 Roadmap stakeholder-workshop attendee, topic area “Regulatory.”                                                                                                                                                             | ✓              | Action Plan Appendix, entry 6.02; Roadmap, p. 69                                        |
| <b>David A. Tompos</b>    | EVP, ICC Conformity Assessment Group; President, ICC NTA; formerly President & CEO, NTA (2002–2023); formerly Vice-Chair, HUD's Manufactured Housing Consensus Committee (MHCC), various terms since 2010 through 2023 | Action Plan Project Partner matrix (entry 6.01): Key Partner, Exchange Delegate, and Peer Reviewer across the same five workshops. Oversees ICC NTA, ICC-ES, and IAS. Former HUD-appointed federal advisor on the MHCC, reappointed Vice-Chair through Dec. 31, 2023; not currently serving.                                                                                                                  | ✓              | Action Plan Appendix, entry 6.01; ICC/NTA bio; MHCC reappointment release               |
| <b>Tom Hardiman</b>       | Executive Director, Modular Building Institute (MBI)                                                                                                                                                                   | Listed as Project Partner representing MBI in the 2026 Action Plan Appendix (p. 76). Under Hardiman, MBI jointly developed and co-branded ICC/MBI 1200-series standards with ICC. Also a 2023 Roadmap stakeholder-workshop attendee (MBI/MHBA, topic area Advocacy/Trade).                                                                                                                                    | —              | Action Plan Appendix, p. 76; Roadmap, p. 69                                             |

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| <b>Ryan E. Smith, Ph.D.</b>   | MOD X, Founding Partner; Univ. of Arizona CAPLA, Director, School of Architecture; Founding Past Chair & Board Member, NIBS Offsite Construction Council; Fellow, MBI; Advisory Board, Ivory Innovations | Author of both the 2023 Roadmap and 2026 Action Plan. His NIBS Offsite Construction Council leadership places the reports' lead academic author inside the governance structure of the entity that commissioned and funded his own research. Now named as a NIBS/MOD X steering committee member guiding a follow-on standard-development initiative. Also co-author, with Rupnik and Schmetterer, of Chapter 12 (“Industrialized Housing Delivery in the U.S.”) of the National Housing Crisis Task Force's State and Local Housing Action Plan, which recommends ICC/MBI standards, Housing System Certification, and ICC-ES as a certification pathway. | — | Roadmap, pp. ii, 70; Action Plan title page; UA CAPLA bio; Yahoo Finance, “NIBS, MOD X Launch Initiative”; State and Local Housing Action Plan (Nat'l Housing Crisis Task Force, Jun. 2025), Ch. 12       |
| <b>Ivan Rupnik, Ph.D.</b>     | MOD X, Founding Partner (co-founded with Ryan Smith, 2018); Associate Professor, Northeastern University; Fellow, MBI                                                                                    | Author of both reports. Separately served in 2020 as an expert advisor on a HUD exploratory panel on offsite construction, predating his authorship of both reports. His MBI fellowship parallels Ryan Smith's. Now named as a NIBS/MOD X steering committee member guiding a follow-on standard-development initiative. Also co-author, with Smith and Schmetterer, of Chapter 12 of the National Housing Crisis Task Force's State and Local Housing Action Plan.                                                                                                                                                                                        | — | Roadmap, p. ii; Action Plan title page; LinkedIn (as provided); Yahoo Finance, “NIBS, MOD X Launch Initiative”; State and Local Housing Action Plan (Nat'l Housing Crisis Task Force, Jun. 2025), Ch. 12  |
| <b>Tyler Schmetterer, MBA</b> | MOD X, Managing Partner; SkyBuilt LLC; 30+ years in offsite/prefabricated residential construction                                                                                                       | Author of both the 2023 Roadmap and the 2026 Action Plan (listed “Prepared by” on both title pages). Now named as a NIBS/MOD X steering committee member guiding a follow-on standard-development initiative. Also co-author, with Rupnik and Smith, of Chapter 12 of the National Housing Crisis Task Force's State and Local Housing Action Plan.                                                                                                                                                                                                                                                                                                        | — | Roadmap, p. ii; Action Plan title page; MOD X bio (as provided); Yahoo Finance, “NIBS, MOD X Launch Initiative”; State and Local Housing Action Plan (Nat'l Housing Crisis Task Force, Jun. 2025), Ch. 12 |

† ✓ = confirmed “Peer Reviewer” in the Action Plan's Project Partner Roles and Contributions matrix (entries 6.01–6.02). — = not marked Peer Reviewer in that matrix, or role not covered by it.

## Sources

Offsite Construction for Housing: Research Roadmap. U.S. Department of Housing and Urban Development, Office of Policy Development and Research, 2023. (Cited in this table as “Research Roadmap.”)

HUD's Past, Present, and Future Role in Accelerating U.S. Offsite Construction for Housing: A Comparative Study and Action Plan. U.S. Department of Housing and Urban Development, Office of Policy Development and Research, 2026. (Cited in this table as “Action Plan.”) <https://www.huduser.gov/portal/publications/HUDs-Role-Accelerating-Offsite-Construction-For-Housing.html>

Conflicts of Interest, Vertical Integration, and Regulatory Capture Concerns in HUD's Offsite Construction Research Program, prepared by Janet Thome, President, Tiny House Alliance USA (August 2026), Section 3.

“NIBS, MOD X Launch Initiative,” Yahoo Finance: <https://finance.yahoo.com/news/nibs-mod-x-launch-initiative-214100223.html>

State and Local Housing Action Plan, National Housing Crisis Task Force (June 2025), Chapter 12, “Industrialized Housing Delivery in the U.S.: Recommendations for State and Local Governments” (by Ivan Rupnik, Ryan E. Smith, and Tyler Schmetterer of MOD X, with Benjamin Preis and Lauren Leonard).