

WHAT THE CLOSED PAPERS STILL SAY

ERRATA FOR DOCUMENTS THAT CANNOT BE EDITED.

This site tells you to cite the paper. The paper was closed before the correction, so it still carries claims this project has withdrawn. Editing it is not an option — a citation has to keep resolving to what it cited — so the errata go here, and this page is what the citation should travel with.

HOW TO USE THIS PAGE

Every passage below is quoted from the document as published. Nothing has been removed from any PDF and nothing will be. If you are citing any document listed below, cite it and cite this alongside it; where the two disagree, this page is later. The full account of why each claim was withdrawn is in the [corrections log](#), and the plain-language version is [on revisions](#).

THE POSTER IS THE WORSE CASE, AND IT HAS BEEN WITHDRAWN FROM CIRCULATION.

An errata sheet can travel with a paper. It cannot travel with an image. The “Eight of Thirty-Two” poster was made to be shared on its own, as a PNG, with no route back to this site — so a reader who meets it meets the withdrawn claims and nothing else. It is no longer offered for download on documents. The files stay at the URLs they have always had, because anything that already links to them must keep resolving, and what they still say is recorded below.

Its title survives the correction: the eight months of building is sound, and rounds from the figure that was the right column all along (C-016). What does not survive is the comparison the rest of the poster is built on.

WHAT THIS PAGE CANNOT REACH.

A downloaded PDF carries no link back to the site.

EVERY COPY OF THESE DOCUMENTS ALREADY IN CIRCULATION IS UNCORRECTED, AND NOTHING PUBLISHED HERE CHANGES THAT.

Anyone holding one of the files — in a folder, in an email, in a citation manager — is reading the withdrawn claims with no indication that they were withdrawn, and this project has no way to reach them.

What is possible is offered instead of pretending otherwise: this sheet is downloadable as its own PDF, so it can be filed and sent alongside any of them. It keeps the file name it was first published under, because that URL is already in circulation and has to keep resolving, and it now covers more than the one paper it was named for. The paper itself is not re-rendered with a cover sheet, because a citation that resolves to different bytes than it cited is a worse problem than an uncorrected one — the reader who checks would find a document that no longer matches the quotation.

POSTER · REV 3.1 EIGHT OF THIRTY-TWO

Closed August 2026, before correction C-013 · the PDF as published · 4 passages affected by 2 withdrawn claims

504 DAYS ADDED BY A FULL ENVIRONMENTAL IMPACT REPORT

WHAT THE PAPER SAYS

504

...8–36 acquisition-to-entitled for complex projects; California subdivision routinely 3–7+ years; UCLA Anderson: full environmental impact report added 504 days on average in Los Angeles. CAVEAT · Today's critical path is assembled from separate sources never designed to be added together. No dataset tracks a single project...

WHAT THE RECORD SAYS NOW

THE LINE-BY-LINE AUDIT'S SIXTEEN DEFECTS, AND THE FIGURES LATER CORRECTIONS WITHDREW

WHAT THE PAPER SAYS

9.1 MONTHS

...industrialise housing rebuilt the one row that cannot compress. SOURCES · US Census Survey of Construction: single-family authorisation-to-completion 9.1 months (2024), of which 7.6 building. Entitlement commonly 6–18 months, 18–36 acquisition-to-entitled for complex projects; California subdivision routinely 3–7+ years; UCLA An...

7.6 BUILDING

...t the one row that cannot compress. SOURCES · US Census Survey of Construction: single-family authorisation-to-completion 9.1 months (2024), of which 7.6 building. Entitlement commonly 6–18 months, 18–36 acquisition-to-entitled for complex projects; California subdivision routinely 3–7+ years; UCLA Anderson: full environmental imp...

20 MONTHS

...black squares are not the problem. They are the product. Everything else is overhead. TODAY · 32 MONTHS FEAS · 2 ENTITLEMENT · 11 DESIGN + REVIEW · 5 20 MONTHS · NO PHYSICAL WORK OCCURS SITE · 4 4 · SITE BUILD · 8 SALE · 2 8 MONTHS · BUILDING THE HOUSE ↑ THE PART WE KEEP COMPILED · 7 MONTHS 25 MONTHS ELIMINATED — ALL OF IT WAIT...

WHAT THE RECORD SAYS NOW

HAP-02 · REV 3.7 TWENTY THOUSAND UNCOMPILED CODEBASES

Closed August 2026, before correction C-013 · the PDF as published · **22 passages affected by 8 withdrawn claims**

ENCODING COST AS THE BINDING CONSTRAINT, AND "THE MISSING LAYER"

WHAT THE PAPER SAYS

ARITHMETIC, NOT ENGINEERING

...E SAVING REACHES THINGS NOBODY HAS MEASURED IRR ON AN IDENTICAL MARGIN, RESIDENTS How to read this FIVE MINUTES Sheet 00, then Sheet 05 (why this was arithmetic, not engineering) and Sheet 09 (why duration excludes capital). That is the investment case. TWENTY MINUTES Add Sheet 01 (the diagnosis), Sheet 04 (four cities, four locks) and Sheet 10...

VIABILITY THRESHOLD

...tion is old, and the arithmetic that defeated both is what changed. COST TO ENCODE ONE JURISDICTION HAND-CODED RULE TRANSLATION LLM-ASSISTED ENCODING VIABILITY THRESHOLD AT $n = 20,000$ CORENET begins · viable at $n = 1$ 1997 2018 2026 CROSSING Schematic, not measured. The shape is the claim; the axis values are the research question. Quanti...

EXCEEDED ANY PLAUSIBLE RETURN

...o one replicated it is not that the idea was doubted. It is that the cost of writing a compiler by hand, multiplied by twenty thousand jurisdictions, exceeded any plausible return. That product was gated by a single number, and the number moved. The number is the cost of translating one jurisdiction's prose rules into executable logic. Until recen...

THRESHOLD AT $N = 20,000$

...d, and the arithmetic that defeated both is what changed. COST TO ENCODE ONE JURISDICTION HAND-CODED RULE TRANSLATION LLM-ASSISTED ENCODING VIABILITY THRESHOLD AT $n = 20,000$ CORENET begins · viable at $n = 1$ 1997 2018 2026 CROSSING Schematic, not measured. The shape is the claim; the axis values are the research question. Quantifying the cros...

WHAT THE RECORD SAYS NOW

TWENTY-EIGHT YEARS BOUGHT ONE CITY

WHAT THE PAPER SAYS

TWENTY-EIGHT YEARS

...es — the same constraint holds across every comparable system built to date.

DIAGNOSIS: shipped L1, L3 and L4 — correctly, and in production. Roughly twenty-eight years of hand-translation bought exactly one jurisdiction. The compiler was written by hand. Kattera 2015–21 · venture capital Vertical integration of design and manufacture,...

28 YEARS

...ludes risk capital, because the learning cycle is longer than a fund's life. 5. Singapore proved compiled codes work and hand-wrote the compiler over 28 years for one jurisdiction. That translation cost is what collapsed roughly three years ago — and it is the only reason this is now a live opportunity rather than a recurring...

BOUGHT ONE CITY

...ordinance and the adopted code and writes out each binding provision as a rule by hand. Singapore did exactly that, and it is why twenty-eight years bought one city. Language models can now perform a large part of that reading and drafting, which is the first time in the history of this problem that the unit cost has moved at all. T...

WHAT THE RECORD SAYS NOW

NOVELTY AND ABSENCE CLAIMS THAT THE RECORD CONTRADICTS

WHAT THE PAPER SAYS

NOBODY HAS BUILT

...arated from general scholarship. THE POINT SHEET 01 Preemption grants the right; compilation makes the right exercisable. Neither delivers alone, and nobody has built both. THE DIAGNOSIS THE REPOSITORY NOBODY CAN READ The International Code Council publishes model codes on a three-year cycle. States and localities adopt them on their...

WHAT THE RECORD SAYS NOW

504 DAYS ADDED BY A FULL ENVIRONMENTAL IMPACT REPORT

WHAT THE PAPER SAYS

504

...objects. California subdivision routinely runs 3–7+ years, and a UCLA Anderson study found projects requiring a full environmental impact report added 504 days on average. The compiled column is an estimate, not a measurement. Some stages overlap in practice; this is critical path, not the sum of all activity. Why duration...

WHAT THE RECORD SAYS NOW

THE AUCKLAND RENT EFFECT — THE SIX-YEAR FIGURE, THE RANGE, AND LOWER HUTT

WHAT THE PAPER SAYS

23–28%

...SDICTION FORKED RULESET AND VERSION PIN SINGAPORE, FROM 1997 32 → 7 MONTHS OF CRITICAL PATH, 9% → 47% TODAY VERSUS COMPILED FLOOR 32 MONTHS VERSUS 7 –23–28% 4 AUCKLAND RENTS AGAINST COUNTERFACTUAL REGISTER ROWS THAT RECORD AFTER UPZONING — THE SAVING REACHES THINGS NOBODY HAS MEASURED IRR ON AN IDENTICAL MARGIN, RESIDENTS Ho...

28% BELOW

...e counterfactual within five years. Eight years on, rents were 23% below counterfactual under the preferred specification; a separate study puts them 28% below at six years. Lower Hutt replicated the result: starts up 10–18%, rents down about 21%. SOLVED: capacity — and, decisively, demonstrated that the saving reaches the resi...

LOWER HUTT

...five years. Eight years on, rents were 23% below counterfactual under the preferred specification; a separate study puts them 28% below at six years. Lower Hutt replicated the result: starts up 10–18%, rents down about 21%. SOLVED: capacity — and, decisively, demonstrated that the saving reaches the resident rather than capitali...

43,500

...ge-scale natural experiment available anywhere. Measured outcomes: an additional 21,808 consents after five years — about 4% of the housing stock — or 43,500 within six years, about 9%, under a syntheticcontrol method comparing Auckland to similar New Zealand cities that did not upzone. Building permits per capita doubled aga...

+43,500

...kland Unitary Plan 2016 upzoned ~75% of residential land and abolished minimum lot sizes; estimated +21,808 consents at five years (~4% of stock) and +43,500 at six years (~9%) by synthetic control; rents 23% below counterfactual at eight years and 28% below at six years; Lower Hutt starts +10–18% and rents –21%. See also the...

WHAT THE RECORD SAYS NOW

GRADES AND MEASUREMENTS THAT OUTRAN THEIR SOURCES

WHAT THE PAPER SAYS

SEVEN AGENCIES

...ers, one dataset, six reconstructions, no single source of truth, no version. Singapore solved exactly this with a national data schema shared across seven agencies. → FIX: L3. One authoritative parcel-and-design record. BLOCKING SEQUENTIAL CALLS no concurrency, no timeouts Gates execute in series because each demands the prior gate...

WHAT THE RECORD SAYS NOW

THE LINE-BY-LINE AUDIT'S SIXTEEN DEFECTS, AND THE FIGURES LATER CORRECTIONS WITHDREW

WHAT THE PAPER SAYS

9.1 MONTHS

...t four prior attempts spent their effort compressing the one segment that should be preserved. Today's figures: Census Survey of Construction reports 9.1 months authorization-to-completion for single-family in 2024 (1.4 to start, 7.6 building); entitlement commonly runs 6–18 months, and 18–36 months acquisition-to-entitled for co...

240,000/YR

...nce in the United States (2014). 7. Urban Institute. Challenges to Obtaining Manufactured Home Financing. Rate spreads and the shipment decline from ~240,000/yr (1977–95) to 93,000 (2017). 8. Study of by-right versus discretionary approval, Los Angeles Transit-Oriented Communities programme, ~350 multifamily projects, January 20...

240,000 A YEAR TO 93,000

...ng excluded them from most land. DIAGNOSIS: shipped L2 without L5. A certified type that no one could affordably finance. Shipments fell from roughly 240,000 a year to 93,000. The clearest evidence in existence that one layer is not enough. CORENET 1997–2026 · Singapore The first successful automated code-compliance system anywhere. Its curre...

240,000/YR (1977-95) TO 93,000

...nce in the United States (2014). 7. Urban Institute. Challenges to Obtaining Manufactured Home Financing. Rate spreads and the shipment decline from ~240,000/yr (1977–95) to 93,000 (2017). 8. Study of by-right versus discretionary approval, Los Angeles Transit-Oriented Communities programme, ~350 multifamily projects, January 2018 – March 2020. By-...

7.6 BUILDING

...d be preserved. Today's figures: Census Survey of Construction reports 9.1 months authorization-to-completion for single-family in 2024 (1.4 to start, 7.6 building); entitlement commonly runs 6–18 months, and 18–36 months acquisition-to-entitled for complex projects. California subdivision routinely runs 3–7+ years, and a UCLA Ande...

WHAT THE RECORD SAYS NOW

THE SCREENING MARKET'S "TWO OF THIRTY-TWO MONTHS", AND THE ANSWER IT NEVER PUBLISHED

WHAT THE PAPER SAYS

TWO OF THE THIRTY-TWO MONTHS

...tion-first experiment at commercial scale and published the result: compiled information without political standing is advisory, and it moved roughly two of the thirty-two months. What separates this from that category is not who the customer is — it is whether the determination carries legal weight. A screening tool tells you what it thinks; a c...

RUN THE INFORMATION-FIRST EXPERIMENT

...survives in a sharper and stronger form, and so does the answer. Compiling the rules is necessary and insufficient. The screening market has already run the information-first experiment at commercial scale and published the result: compiled information without political standing is advisory, and it moved roughly two of the thirty-two months. What separa...

WHAT THE RECORD SAYS NOW

HAP-08 · REV 1.0 THE NARRATIVE

Closed the PDF is a snapshot; the narrative itself is maintained and current · the PDF as published · **42 passages affected by 12 withdrawn claims**

ENCODING COST AS THE BINDING CONSTRAINT, AND "THE MISSING LAYER"

WHAT THE PAPER SAYS

ARITHMETIC, NOT ENGINEERING

...ng changed. MOVEMENT 3 OF 5 · CLIMAX CLIMAX Everything so far explains why it failed. This is the part that changed. THE TURN BEAT 16 · CLIMAX IT WAS ARITHMETIC, NOT ENGINEERING Nobody replicated Singapore because the idea was doubted. They did not replicate it because of a multiplication. 28 years of hand-encoding $\times n = 1$ VIABLE — SINGAPORE BUI...

TURNED OUT TO BE ARITHMETIC

...OUS NARRATIVE TWENTY THOUSAND UNCOMPILED CODEBASES. Thirty-two beats in five movements — thirty-two months, four failed attempts, the constraint that turned out to be arithmetic, and an ending that concedes what it has not proved. Read it brief or in full, through whichever lens you like — the spine does not change. I · EXPOSITION — THE WORLD AS...

VIABILITY THRESHOLD

...ed about three years ago — because machines can now read the rules. COST TO ENCODE ONE JURISDICTION HAND-CODED RULE TRANSLATION LLM-ASSISTED ENCODING VIABILITY THRESHOLD AT $n = 20,000$ CORENET begins · viable at $n = 1$ 1997 2018 2026 CROSSING Schematic, not measured. The shape is the claim; the axis values are the research question. For tw...

EXCEEDED ANY PLAUSIBLE RETURN

...a multiplication, not by a technology and not by political will. The cost of writing a compiler by hand, multiplied by twenty thousand jurisdictions, exceeded any plausible return. That is why the one success is a city-state: at $n = 1$, twenty-eight years of hand-encoding is affordable. At $n = 20,000$ it is not, and no amount of conviction changes t...

NOBODY REPLICATED

...and users cannot author new ones. INVESTORS Twenty-eight years, one jurisdiction. Multiply that unit cost by twenty thousand and you have the reason nobody replicated it. Remember that multiplication — it returns at beat 16. POLICYMAKERS This is the existence proof that compiled codes work in production, with a regulator's safety reco...

THRESHOLD AT $N = 20,000$

...hree years ago — because machines can now read the rules. COST TO ENCODE ONE JURISDICTION HAND-CODED RULE TRANSLATION LLM-ASSISTED ENCODING VIABILITY THRESHOLD AT $n = 20,000$ CORENET begins · viable at $n = 1$ 1997 2018 2026 CROSSING Schematic, not measured. The shape is the claim; the axis values are the research question. For twenty-eight yea...

TWENTY-EIGHT YEARS BOUGHT ONE CITY

WHAT THE PAPER SAYS

TWENTY-EIGHT YEARS

...12 C H E C K T H E S E R O W S → A certified type nobody could finance. Could it at least be compiled? ATTEMPT THREE · 1997–2026 BEAT 11 · RISING ACTION TWENTY-EIGHT YEARS BOUGHT ONE CITY It worked too. It cost twenty-eight years of handencoding to buy exactly one jurisdiction. 1997 –2026 CORENET · SINGAPORE FIXED Compiled rules, shared SC...

28 YEARS

...actly one jurisdiction. 1997 –2026 CORENET · SINGAPORE FIXED Compiled rules, shared schema, 7-agency review in 20 days KILLED BY Rules hand-encoded — 28 years bought one jurisdiction Singapore built the first successful automated code-compliance system anywhere. Its current generation runs seven-agency concurrent review agains...

BOUGHT ONE CITY

...E R O W S → A certified type nobody could finance. Could it at least be compiled? ATTEMPT THREE · 1997–2026 BEAT 11 · RISING ACTION TWENTY-EIGHT YEARS BOUGHT ONE CITY It worked too. It cost twenty-eight years of handencoding to buy exactly one jurisdiction. 1997 –2026 CORENET · SINGAPORE FIXED Compiled rules, shared schema, 7-agency r...

ONE CITY IT WORKED TOO. IT COST TWENTY-EIGHT

...S → A certified type nobody could finance. Could it at least be compiled? ATTEMPT THREE · 1997–2026 BEAT 11 · RISING ACTION TWENTY-EIGHT YEARS BOUGHT ONE CITY It worked too. It cost twenty-eight years of handencoding to buy exactly one jurisdiction. 1997 –2026 CORENET · SINGAPORE FIXED Compiled rules, shared schema, 7-agency review in 20 days KILLED BY Rules han...

ONE CITY COST TWENTY-EIGHT

...ion's prose rules into executable logic was for a person to read them and write out each provision by hand. That is what Singapore did, and it is why one city cost twenty-eight years. Language models can now do a large part of that reading and drafting — the first time the unit cost of this translation has moved at all. INVESTORS And the openin...

WHAT THE RECORD SAYS NOW

NOVELTY AND ABSENCE CLAIMS THAT THE RECORD CONTRADICTS

WHAT THE PAPER SAYS

THE ONLY PART THAT IS NEW

...not per project one record, one clock the type, not the comp built to a real order LINTEL a conformance authority — the part you actually build, and the only part that is new compiled determination + professional of record + insurance = accepted in place of first-pass review STAGES 04 AND 05 ALREADY EXIST Lenders and factories are not waiting...

ONLY PART THAT IS NEW

...per project one record, one clock the type, not the comp built to a real order LINTEL a conformance authority — the part you actually build, and the only part that is new compiled determination + professional of record + insurance = accepted in place of first-pass review STAGES 04 AND 05 ALREADY EXIST Lenders and factories are not waiting...

UNPRECEDENTED

...reamlined certification across state lines; Indiana's reform gives a private-review fallback when the jurisdiction misses a deadline. None of this is unprecedented — it is unassembled. RESEARCH Each layer is specified with a falsification test and a list of substitutable implementations, so a failed layer is replaced rather than fa...

NOBODY HAS BUILT

...y time. E-027 THE PROBLEM, FULLY STATED BEAT 15 · CRISIS NOBODY HAS BOTH HALVES Preemption grants the right. Compilation makes the right exercisable. Nobody has built both. THE LAW GRANTS THE RIGHT Tokyo yes Auckland yes Arizona yes Singapore yes THE COMPILER MAKES THE RIGHT EXERCISABLE Tokyo no Auckland no Arizona no Singapore yes *...

NEVER DEMONSTRATED

...e objective rather than discretionary UNMEASURED 02 A jurisdiction accepts an outside determination In place of first-pass review, signed and insured NEVER DEMONSTRATED 03 A carrier insures it The determination becomes a priced, bounded risk NEVER DEMONSTRATED 04 A lender values the type, not the comp The lock that killed manufactured h...

HAS NEVER BEEN DEMONSTRATED

...This is the part of the argument with the least evidence behind it and the most weight on it. That a jurisdiction will accept a Lintel determination has never been demonstrated; that a carrier will insure one has never been demonstrated. Both are named links on the road, both are unproven, and everything above rests on them. Naming a thing does...

WHAT THE RECORD SAYS NOW

THE AUCKLAND RENT EFFECT — THE SIX-YEAR FIGURE, THE RANGE, AND LOWER HUTT

WHAT THE PAPER SAYS

23–28%

...tles the question of whether the saving reaches residents: consents up 21,808 at five years, permits per capita doubled against counterfactual, rents 23–28% below, Lower Hutt replicating at 21%. RESEARCH Two caveats travel with this slide. Tokyo's permissive zoning is downstream of an asset structure America does not have —...

28% BELOW

...s the question of whether the saving reaches residents: consents up 21,808 at five years, permits per capita doubled against counterfactual, rents 23–28% below, Lower Hutt replicating at 21%. RESEARCH Two caveats travel with this slide. Tokyo's permissive zoning is downstream of an asset structure America does not have — Japane...

LOWER HUTT

...ion of whether the saving reaches residents: consents up 21,808 at five years, permits per capita doubled against counterfactual, rents 23–28% below, Lower Hutt replicating at 21%. RESEARCH Two caveats travel with this slide. Tokyo's permissive zoning is downstream of an asset structure America does not have — Japanese homes dep...

WHAT THE RECORD SAYS NOW

OUTPUT GROWTH FORGONE TO HOUSING CONSTRAINTS

WHAT THE PAPER SAYS

OUTPUT GROWTH FORGONE

...part that has been shrinking 3.7M LIVING IN THEM homes short of demand Freddie Mac 2024 · 3.78M Up for Growth 2025 · estimates vary by method ~14% of output growth forgone, 1964–2009 \$132k of regulation in each new home from housing supply constraints — contested, see below 26.4% of a \$499,500 average — trade-association estimate Hsieh & M...

14% OF OUTPUT

...is the part that has been shrinking 3.7M LIVING IN THEM homes short of demand Freddie Mac 2024 · 3.78M Up for Growth 2025 · estimates vary by method ~14% of output growth forgone, 1964–2009 \$132k of regulation in each new home from housing supply constraints — contested, see below 26.4% of a \$499,500 average — trade-association est...

WHAT THE RECORD SAYS NOW

NINE OBJECTIONS, THREE CONCEDED

WHAT THE PAPER SAYS

THREE CONCEDED

...wered or conceded on the record, with the thing that would settle it named. Note the count has been corrected: the documents said nine objections and three conceded; there are eight, and five end in a concession. REGISTER E-016 E-017 E-031 C H E C K T H E S E R O W S → Five concessions. And four things nobody has measured at all. WHAT...

WHAT THE RECORD SAYS NOW

THE MANUFACTURED-HOUSING APPROVAL GAP AS "<30% VS >70%"

WHAT THE PAPER SAYS

<30% VS

...gled it. 1976 THE HUD CODE FIXED A certified national type, by federal preemption KILLED BY Comparables-based finance treated it as personal property <30% vs >70% loan approval · 5.61% vs 1.20% spreads · 240,000/yr → 93,000 shipments A single national construction standard for manufactured homes, displacing local codes. Feder...

UNDER 30% OF THE TIME AGAINST OVER 70%

... Federal preemption, delivered. It produced the only consistently low-cost newbuild housing product in the country. Then: loan applications approved under 30% of the time against over 70% for site-built. Rate spreads of 5.61% against 1.20%. Under 4% of chattel originations were refinances against 44% site-built. Shipments fell from roughly 240,000 a year...

UNDER 30% LOAN APPROVAL AGAINST OVER 70%

...t When it goes wrong How long you wait Discovered by bidding against Quoted before you commit, like scarcity any other made thing A new kind of home: under 30% loan approval against over 70%, at A mortgage on a type with a published record — not a chattel 5.61% spreads against 1.20% loan on personal property Litigation — slow, expensive, A warranty against t...

WHAT THE RECORD SAYS NOW

GRADES AND MEASUREMENTS THAT OUTRAN THEIR SOURCES

WHAT THE PAPER SAYS

SEVEN AGENCIES

...the same six parties, with the same authority, asking the same questions. What changes is that they stop each producing a private answer. Singapore's seven agencies read one national schema, which is why they can answer together in twenty working days.

RESEARCH The claim that this is the binding pathology is argued rather than measu...

WHAT THE RECORD SAYS NOW

THE LINE-BY-LINE AUDIT'S SIXTEEN DEFECTS, AND THE FIGURES LATER CORRECTIONS WITHDREW

WHAT THE PAPER SAYS

9.1 MONTHS

...t an accusation — it is an opportunity, because information processing is the one input that has become dramatically cheaper. RESEARCH Census reports 9.1 months authorization-to-completion for single-family in 2024, of which 7.6 is building. The pre-permit phase dominates the timeline and is not physical work. REGISTER E-002 C H...

240,000/YR

...type, by federal preemption KILLED BY Comparables-based finance treated it as personal property <30% vs >70% loan approval · 5.61% vs 1.20% spreads · 240,000/yr → 93,000 shipments A single national construction standard for manufactured homes, displacing local codes. Federal preemption, delivered. It produced the only consistent...

240,000/YR → 93,000

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240,000 A YEAR TO 93,000

...site-built. Rate spreads of 5.61% against 1.20%. Under 4% of chattel originations were refinances against 44% site-built. Shipments fell from roughly 240,000 a year to 93,000. INVESTORS Preemption was granted and a certified national type existed. The product still died, because nobody could affordably finance it. This is the clearest evidenc...

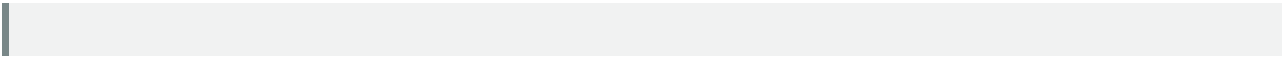
THIRTY-TWO BEATS

...DOC HAP-08 · THE ARGUMENT AS ONE CONTINUOUS NARRATIVE TWENTY THOUSAND UNCOMPILED CODEBASES. Thirty-two beats in five movements — thirty-two months, four failed attempts, the constraint that turned out to be arithmetic, and an ending that concedes what it has not proved. Read it...

20 MONTHS

...the house? THE PRODUCT BEAT 02 · EXPOSITION EIGHT OF THIRTY-TWO Eight of those months are spent building the house. The other twenty-four are paper. 20 MONTHS — NO PHYSICAL WORK OCCURS 4 — SITE 8 MONTHS — THE PRODUCT 2 — SALE Twenty months pass before physical work begins. Four are site work. Eight are the house going up. Two...

WHAT THE RECORD SAYS NOW



THE SCREENING MARKET'S "TWO OF THIRTY-TWO MONTHS", AND THE ANSWER IT NEVER PUBLISHED

WHAT THE PAPER SAYS

TWO OF THIRTY-TWO MONTHS

...n a manual queue. Information first: the screening market — Symbium, Buildability, Canibuild — compiled rules across thousands of counties, and moved two of thirty-two months, because compiled information without political standing is advisory. Politics only: Arizona, a granted right with nothing to exercise it. Politics plus capital, skippin...

TWO OF THE THIRTY-TWO MONTHS

...already a commodity — Symbium, Buildability and Canibuild sell versions of it, and the screening market has shown what it is worth on its own: about two of the thirty-two months. The second row does not exist anywhere. The distance between advisory and authoritative is the whole business. POLICYMAKERS Note what the second row does not do. It doe...

2 OF 32 MONTHS

...eue. No certified type for finance to attach to. Information first The screening Compiled rules without political standing are advisory. market Moved 2 of 32 months. Politics only Arizona A granted right with no plan library, no shared record, no type-based finance. Politics + capital The HUD Code Closest anyone came. No information...

PUBLISHED THE ANSWER

...record to lend against. INVESTORS The screening market matters most here. It has already run the information-first experiment at commercial scale and published the answer. Compiling the rules is necessary and insufficient — the wedge has to carry legal weight, not just information. POLICYMAKERS The failures are not symmetric. Skipping pol...

HAS SHOWN WHAT IT IS WORTH

...ecord and insured. INVESTORS The first row is already a commodity — Symbium, Buildability and Canibuild sell versions of it, and the screening market has shown what it is worth on its own: about two of the thirty-two months. The second row does not exist anywhere. The distance between advisory and authoritative is the whole business. POLICYMAKE...

RUN THE INFORMATION-FIRST EXPERIMENT

...Code, the closest anyone came, with no type-based valuation record to lend against. INVESTORS The screening market matters most here. It has already run the information-first experiment at commercial scale and published the answer. Compiling the rules is necessary and insufficient — the wedge has to carry legal weight, not just information. POLICYMAKERS...

RC-16 C-031

1 PASSAGE

ACT III AS "A NUMBER THAT MOVED, AND DID NOT MATTER"

WHAT THE PAPER SAYS

FALLING ACTION

...oes not change. I · EXPOSITION — THE WORLD AS IT IS II · RISING ACTION — FOUR ATTEMPTS, EACH FAILING BIGGER III · CLIMAX — THE PART THAT CHANGED IV · FALLING ACTION — WHAT FOLLOWS IF THAT IS TRUE V · CONCLUSION — NO GATE HAS BEEN CLEARED. MOVEMENT 1 OF 5 · EXPOSITION EXPOSITION The world as it is, and the fact that breaks it ONE HOU...

WHAT THE RECORD SAYS NOW

RC-24 C-047

2 PASSAGES

THAT ARIZONA GRANTED THE CASITA RIGHT AND BUILT NO PLAN LIBRARY

WHAT THE PAPER SAYS

NO PLAN LIBRARY

...n first The screening Compiled rules without political standing are advisory. market Moved 2 of 32 months. Politics only Arizona A granted right with no plan library, no shared record, no type-based finance. Politics + capital The HUD Code Closest anyone came. No information layer, so finance defaulted to chattel. Capital first: Kate...

GRANTED RIGHT WITH NO PLAN

...tach to. Information first The screening Compiled rules without political standing are advisory. market Moved 2 of 32 months. Politics only Arizona A granted right with no plan library, no shared record, no type-based finance. Politics + capital The HUD Code Closest anyone came. No information layer, so finance defaulted to chattel. Capital fir...

WHAT THE RECORD SAYS NOW

HAP-05 · REV 1.0 THE WORKING THESIS, ON ONE PAGE

Closed August 2026 · the PDF as published · 5 passages affected by 4 withdrawn claims

RC-05 C-013

1 PASSAGE

TWENTY-EIGHT YEARS BOUGHT ONE CITY

WHAT THE PAPER SAYS

28 YEARS

...ecords requests. ✓ Possible now, not in 1969. The binding input — cost of encoding ~20,000 local codebases — collapsed ~3 years ago. Singapore needed 28 years to hand-encode one jurisdiction. GATE. Codes are compilably objective — never measured. Gate O: two weeks, no capital. A jurisdiction will accept it; a carrier will insu...

WHAT THE RECORD SAYS NOW

THE AUCKLAND RENT EFFECT — THE SIX-YEAR FIGURE, THE RANGE, AND LOWER HUTT

WHAT THE PAPER SAYS

23–28%

...duction). Singapore solved process (with state powers that don't transfer). Auckland solved capacity — and proved the savings reach residents: rents 23–28% below counterfactual. 1.20% rate spreads, shipments halved. X Local zoning reform — fifty years of asking an agent to defect from their principal. Officials answer to in...

28% BELOW

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WHAT THE RECORD SAYS NOW

THE LINE-BY-LINE AUDIT'S SIXTEEN DEFECTS, AND THE FIGURES LATER CORRECTIONS WITHDREW

WHAT THE PAPER SAYS

20 MONTHS

...40–1970, then collapsed when project-level regulation spread. THE CRITICAL PATH — EACH SQUARE ONE MONTH US CENSUS SOC · PRACTITIONER ENTITLEMENT DATA 20 months — no physical work occurs WHAT HAS BEEN 4 — site 8 months — the product (the part we keep) TRIED WHY THEY ALL FAIL THE SAME 2 — sale WAY X Better factories — Operation B...

WHAT THE RECORD SAYS NOW

THAT ARIZONA GRANTED THE CASITA RIGHT AND BUILT NO PLAN LIBRARY

WHAT THE PAPER SAYS

NO PLAN LIBRARY

...has both halves — the legal right and the infrastructure to exercise it. Arizona is the live proof: statewide by-right casita rights since Jan 2026, no plan library, no shared record, Compiled-code screening — the rules are already digitized across thousands of counties. Cycle time didn't move: a private assertion of compliance carr...

WHAT THE RECORD SAYS NOW

HAP-06 · REV 1.0 THREE LOCKS, ONE ORDERING

Closed August 2026 · the PDF as published · 4 passages affected by 2 withdrawn claims

THE SCREENING MARKET'S "TWO OF THIRTY-TWO MONTHS", AND THE ANSWER IT NEVER PUBLISHED

WHAT THE PAPER SAYS

2 OF 32 MONTHS

...3 · The newest frame — compiled screening already exists and principal-agent map — ranks evidence but and notably, most of its five moves need moved 2 of 32 months. not sequence. no compiler at all. ~20,000 forked rulesets, humanly interpreted, per-instance review. Compliance cannot be computed, so nothing certifies in advance and...

PUBLISHED THE ANSWER

...formation without political standing is advisory. Cycle time moved 2 of 32 months. The market has already run this experiment at commercial scale and published the answer (E-040– 042). Politics only Arizona — statewide by-right casita rights, with automatic loss of local control on missed deadlines. A granted right with no plan library, n...

WHAT THE RECORD SAYS NOW

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...E-040– 042). Politics only Arizona — statewide by-right casita rights, with automatic loss of local control on missed deadlines. A granted right with no plan library, no shared record, no type-based finance. Throughput unpublished and plausibly negligible: every unit still needs bespoke design, review, and lending. The right exists;...

GRANTED RIGHT WITH NO PLAN

...lished the answer (E-040– 042). Politics only Arizona — statewide by-right casita rights, with automatic loss of local control on missed deadlines. A granted right with no plan library, no shared record, no type-based finance. Throughput unpublished and plausibly negligible: every unit still needs bespoke design, review, and lending. The right...

WHAT THE RECORD SAYS NOW

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WORKING THESIS · NO GATE CLEARED · EVERY CLAIM GRADED AND SOURCED · REV. AUG 2026

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TWENTY THOUSAND UNCOMPILED CODEBASES · 77 PASSAGES RECORDED ACROSS 5 CLOSED DOCUMENTS
· CORRECTIONS · DOCUMENTS