

Congress of the United States

Washington, DC 20515

August 28, 2026

The Honorable French Hill
Chairman, House Committee on Financial Services
Committee
2129 Rayburn House Office Building
Washington, DC 20515

The Honorable Maxine Waters
Ranking Member, House Committee on Financial
Services
4340 O'Neill House Building
Washington, DC 20515

Dear Chairman Hill and Ranking Member Waters:

We write today to request that the House Financial Services Committee hold a hearing on affordability and protections for the 20 million hardworking Americans who are residents of mobile homes and manufactured housing communities (MHCs) across the United States. Over the past several years, institutional investors have purchased hundreds of thousands of MHC lots, and there has been a spike in residents' reports of price jacking, utilities neglect, and abuse in these communities.

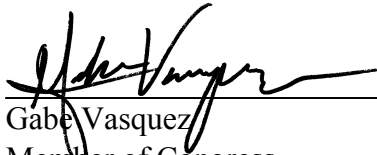
In 2020 and 2021, institutional investors accounted for 23% of all manufactured home purchases, up from 13% between 2017-2019. Institutional investors such as "Legacy Communities", "Hometown America", and "Yes! Communities", have acquired MHCs across the country from typical mom and pop owners and in their wake have had numerous allegations of neglecting utilities, increasing lot rents, excessive fees, and aggressive evictions. Typically residents of MHCs tend to be older, living on fixed or low incomes, and are in the unique situation of owning their home but not necessarily the land underneath. This combination of factors make it harder for residents to handle high rent increases and more difficult to leave should they need to if the property is being neglected.

For example, in New Mexico, Legacy Communities purchased Albuquerque Meadows, a 55 and older retirement MHC. After it was purchased, residents in Legacy Communities have reported having persistent issues from unkept property maintenance, lax rule enforcement, and multiple rent hikes. According to reports, Legacy Communities have been notorious for these issues. However, this is not just an issue in New Mexico, residents at a property owned by Legacy Communities in Florida also reported having their rent increased by 125% within a year. In Michigan, Tallmadge Meadows, owned by TIR Equities, left half of the residents without water for the better part of a year. And in Colorado, Harmony Communities purchased a MHC and immediately imposed strict park rules to "regulate everything from the awnings on mobile homes to the size of dogs residents can own". There is bipartisan agreement that manufactured homes are a critical part of the housing market and must be part of any effort to combat the housing crisis in the United States. Manufactured homes offer an affordable pathway to housing and home ownership. New Mexico has one of the highest rates per capita of people living in mobile and manufactured homes, at approximately 15% of the housing stock in the state. This also extends to South Carolina, North Carolina, West Virginia, Alabama, and other states that have very high rates of mobile home ownership.

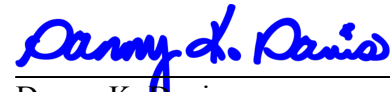
Congress recently passed a landmark housing bill with overwhelmingly bipartisan support to help Americans purchase homes and specifically targeted institutional investors' role in purchasing single family homes. But the bill did not include equitable protections to address private equity's role in purchasing hundreds of thousands of lots across several manufactured housing communities. There is still more work to be done.

We urge the committee to hold a hearing focusing on issues related to MHCs, specifically the role private equity has played in the lives of long-term residents. We must ensure that the concerns raised by Americans who live in MHCs are included and addressed as Congress continues to work across the aisle to address the affordable housing crisis.

Sincerely,



Gabe Vasquez
Member of Congress



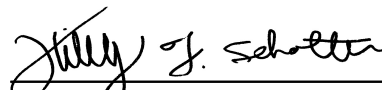
Danny K. Davis
Member of Congress



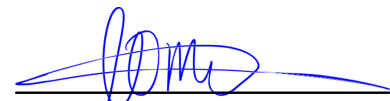
Melanie Stansbury
Member of Congress



Mike Thompson
Member of Congress



Hillary J. Scholten
Member of Congress



Ilhan Omar
Member of Congress