

# Congress of the United States

Washington, DC 20515

May 7, 2026

The Honorable Mike Johnson  
Speaker, U.S. House of Representatives  
The Capitol  
Washington, DC 20515

The Honorable Hakeem Jeffries  
Minority Leader, U.S. House of Representatives  
The Capitol  
Washington, DC 20515

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 Speaker Johnson, Leader Jeffries, Chairman Hill, and Ranking Member Waters:

I write to you to request that my bill, the *Keep Mobile Homes Affordable Act*, be considered for inclusion in the *21st Century ROAD to Housing Act*. Similar versions of this housing affordability package have received strong bipartisan support in both the House and Senate, but both fail to address an important piece of the housing landscape: predatory behavior in the manufactured housing market. I urge you to include my legislation in the final version of the *21st Century ROAD to Housing Act* and ensure that those living in manufactured housing receive the same protections as other Americans.

There is bipartisan agreement from the White House and Congress that American families should own homes, not Wall Street investors. While the *21st Century ROAD to Housing Act* addresses this issue by limiting the role institutional investors can play in purchasing single family homes, the bill failed to extend similar protections to Manufactured Housing Communities who have also been impacted by out-of-state, institutional investors that have exploited residents, artificially raised rent prices, and failed to provide basic services like utilities in manufactured housing communities such as mobile home parks.

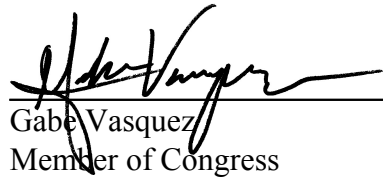
Across the country an estimated 20 million Americans live in manufactured housing. In New Mexico, one in six homes is a mobile home, and it is not an anomaly. States like South Carolina, North Carolina, West Virginia, and Alabama also have very high rates of mobile home ownership. Manufactured Housing Communities in New Mexico are a prime example of what happens when out-of-state investors are allowed to buy up whole communities without accountability. In Alamogordo and Albuquerque, I have heard directly from my constituents about how pad rent jumped up, fees were added onto residents' costs without explanation, and basic utilities were neglected or not provided for months.

Manufactured housing must be part of solving the housing crisis. Manufactured housing is quicker to produce and costs roughly half as much per square foot as a site-built home. Manufactured housing provides stable, affordable housing for seniors, low-income families, and working households, and additional protections are needed to keep them affordable. Without them, residents face eviction risks, unsustainable cost increases and a loss of community and stability. For many, having access to affordable manufactured housing is a critical tool for combating homelessness.

My bill addresses a critical oversight in the *21st Century ROAD to Housing Act*. The *Keep Mobile Homes Affordable Act* directs the Department of Housing and Urban Development (HUD) to automatically review investors who purchase over 2,500 mobile homes or pads to ensure they are not engaging in price gouging or failing to provide basic utilities to residents. This would ensure that large-scale investors wishing to purchase manufactured housing communities are not overcharging or failing to maintain legally-mandated utility services.

As Congress has agreed that large institutional investors must be held accountable, I urge us not to leave a critical piece of the housing market exposed to predatory practices. That is why I request that my *Keep Mobile Homes Affordable Act* be included in the final version of the *21st Century ROAD to Housing Act* as it is advanced through both chambers and prepared to be signed into law.

Sincerely,



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Gabe Vasquez  
Member of Congress