



Dear Senator/Representative,

We, the undersigned organizations, call on the Michigan Legislature to take action to protect Michigan's 250,000 manufactured home community (MHC) residents by passing SB486-492/HB5157-5163.

Over 1,200 Michigan manufactured home communities are a critical affordable housing option for seniors, people with disabilities, veterans, working families, and other groups who may have limited incomes. Nationally, approximately 50% of MHC residents rely on either retirement, disability, or other forms of social security income as their primary source of income (MHAction, 2023). These tight-knit communities are made up of caring networks of neighbors, especially for seniors living on their own in need of assistance.

Unfortunately, these communities are under threat. Predatory land speculators and private equity groups have set their sights on manufactured home communities as their next opportunity to increase their profits. These speculators take advantage of residents who generally own their home and rent the land beneath it. Since these homeowners often cannot move their homes (structurally or due to the exorbitant cost of doing so), they are trapped. Exploiting this immobility, predatory firms are dramatically increasing lot rent (the rent residents pay for the land beneath their home) and fees, while gutting maintenance services. For example, residents in one Genesee County community were given 30-day notices of an immediate 22% lot rent increase ([MHAction](#), 2023, p. 11).

Residents suffer with health and safety risks caused by poor maintenance and distant management. One couple living in an MHC in Warren was [unable to get help fixing a leaky roof](#), rotted floors, and a broken furnace in their unit because their corporate lot owners wouldn't give them the title to their home — despite them having purchased it nearly 2 years earlier. Residents across the state complain of rodent infestations in their communities, worrying parents who fear their children will be bitten while they sleep. Despite dramatic and unexpected increases in rent, residents across Michigan are forced to endure deteriorating lot conditions.

Punitive rulemaking by new corporate lot owners only adds to resident distress.

Residents at a community in Argentine were [threatened with eviction](#) after their new lot

owner instituted a rule forbidding dogs over 35 lbs. A resident in Holland was [fined for storing a tire](#) in his garage. Many residents across the state are made aware of newly instituted rules with a note on their door and little face-to-face contact with their lot owners, and many aren't even sure who their new owners are.

This harmful business model wreaks havoc on the well-being of Michiganders. Seniors on fixed-incomes and low-income families are left choosing between rent and food or medical care. Others are forced to abandon their homes and lose their life savings.

A package of basic, common sense protections has been introduced in the Michigan state legislature ([SB486-492/HB5157-5163](#)). These bills would take a first step to:

- Stop rent- and fee-gouging and require transparency regarding utility charges
- Offer residents real opportunities to purchase their parks if they go up for sale
- Allow local governments to require community owners to post a surety bond for covering expenses of addressing health and safety issues
- Require the Department of Licensing and Regulatory Affairs (LARA) to:
 - update the licensing and operating requirements for community owners
 - impose fines on community owners that operate without a license
 - operate a public database with park owner information
- Stop landlords from seizing homes without due process and fair compensation

The proposed legislation will begin to protect thousands of Michiganders, including seniors, veterans, and people with disabilities who need affordable housing most. These basic protections will reward responsible manufactured housing community owners and prevent some of the worst abuses by predatory actors. We urge swift passage of these important protections.

Sincerely,

MHAction

Michigan Poverty Law Program

Michigan Coalition Against Homelessness

Family Promise of West Michigan

Center for Civil Justice

Detroit Disability Power

Michigan Community Action

Michigan League for Public Policy



MHAction
Manufactured Housing Action

