

MHAction Highlights from 2022!

Hope this finds everyone well!

Many thanks to all of the resident leaders and staff members from MHAction that made 2022 a special year! Our year showcased a powerful mixture of testimony sharing, in-person and online leadership trainings, door to door efforts, direct engagement with policy makers, and deeper connections with key coalition partners.

Click on this [link](#) to check out month-to-month highlights from 2022!



In 2023, we are looking forward to continuing on the journey of ensuring that all families have a safe and affordable place to call home! We hope that all have a healthy and happy holiday season!

Quick note: MHAction's offices will be closed from December 23, 2022, to January 2, 2023. We're looking forward to some rest, reflection, and relaxation as we relaunch our efforts on January 3, 2023.

JANUARY

- **California:** [Voice of OC](#) captured the determination of numerous resident leaders, like Rosa Pizano, Pastora Martinez, and Qui Vuong, among others, whose organizing efforts were one of the key ingredients that led to the City Council of Santa Ana passing city-wide rent control and just-cause eviction ordinances for manufactured home residents. Tenants United Santa Ana, VietRise, and a rich mixture of powerful community organizations invoked numerous attempts to collect signatures in favor of rent stabilization being put up for a vote by the city council. Having a powerful coalition in place was an integral part of the campaign plan that led to the victory.



Santa Ana town hall. Credit: V.H.

- **Montana:** U.S. Senator Sherrod Brown, Chair of the U.S. Senate Banking, Housing, and Urban Affairs Committee, facilitated a Committee Listening Session where Great Falls resident leader, Cindy Newman, [shared her story](#) about the exploitative practices Havenpark Capital has inflicted on her manufactured home community.



MT resident leader, Cindy Newman, sharing her story before the Senate Banking, Housing, and Urban Affairs Committee

FEBRUARY/MARCH

- **National:** The Consumer Financial Protection Bureau (CFPB), a federal agency that supervises lenders and educates consumers, announced a new initiative pertaining to manufactured housing issues in rural America. Shoutout to numerous MHAction resident leaders, like Holly Hook from Swartz Creek, Michigan, as well as Americans for Financial Reform (AFR), for their purpose-driven work to make this happen. [Read more here.](#)

APRIL/MAY

- **New York:** MHAction leaders traveled from across the country to call on members of the New York State Assembly to push for

increased rent protections and to prevent predatory developers from buying up our communities. During our legislative meetings, MHAAction members joined in solidarity with member groups spearheading from [Housing Justice for All](#), like the City-Wide Tenant Union of Rochester, the Northwest Bronx Community and Clergy Coalition, among others. We called on members of the New York State Assembly to stand with us and support bills A6755 and A6231.



Meeting with NYS Assemblymember Kelles in Albany, NY

Assembly Bill A6231 passed through the Assembly and the Senate, and is awaiting the Governor's signature! This bill further clarifies the process by which residents, local non-profits, and public entities can purchase communities when they go up for sale. These clarifications will help stem the tide of predatory takeovers of our communities.

An Evening of Resistance: Also, as a part of our Albany Days of Action, we hosted an event titled “An Evening of Resistance” at The Albany Institute of History & Art. We were joined by some incredible guests that shared an array of art, poetry, case studies, and photography around the central themes that drive our organization’s work. The speakers included:

- **Ana Maria Archila:** Candidate for Lieutenant Governor of NY 2022
- **D. Colin:** Capital Region poet, visual artist, and educator
- **Loretta Pyles, PhD:** Professor in the School of Social Welfare at the State University of New York at Albany
- **Brandon Hunter:** Photographer at Hunter Scott Imagery
- **Betz Clair:** MHAction Resident Leader from Newburgh, NY
- **Gail Travers:** MHAction Resident Leader from Akron, NY



“An Evening of Resistance” guests, featuring Brandon Hunter, Loretta Pyles, Betz Clair, D. Colin, and Ana Maria Archila

JUNE

- **Florida:** We joined with [Florida Rising](#) to visit Lakeside Park Estates in Pembroke Park, FL, to speak with residents about the evictions being faced. The community is owned by Trinity Broadcasting Network (TBN), the largest religious broadcasting network in the world. Residents, including some who have lived in the community for up to 40 years, were offered as little as \$200 to abandon their homes.

JULY

- **National:** NY resident leader, Gail Travers, testified at the Federal Housing Finance Agency (FHFA) Duty to Serve Listening Session on July 12, 2022, to demand more pad protections and enforcement, repercussions for exploitative lenders, and support for alternative community ownership models (i.e., for every dollar that goes to private equity, a dollar should be matched to non-profit and other entities that pursue community-friendly models of ownership). Click [HERE](#) to watch her full testimony.



NY resident leader, Gail Travers, testifying at the FHFA Duty to Serve Listening Session

- **Michigan:** Since 2019, resident leaders worked with state representatives and the Michigan Manufactured Housing Association (MMHA) to develop a bi-partisan package of bills that includes protections against the worst abuses by predatory private equity firms. MMHA took part in crafting the bills and actively supported them. This legislative package passed the Michigan House with overwhelming support, but stalled in the MI Senate. We are looking forward to reintroducing this bill package and adding in additional protections in 2023.



MI resident leader, Dale Vass, played an integral part in the MI postcard campaign

Resident leaders took action by collecting and delivering postcards from a total of 81 frustrated residents across several communities who called upon Senator Mark Huizenga and Senator Aric Nesbitt (members of the Regulatory Reform Committee) to bring House Bills 4298–4304 to a vote. These bills would get us one step closer to banning rent-gouging companies, providing better oversight, improving leases, and stopping unfair seizures of residents’ homes.

AUGUST

- **Florida:** Residents of Legacy Communities joined together to push out a [petition](#) designed to present demands to Legacy CEO, Patrick O’Malley. Residents are calling for a yearly community improvement plan and community-wide rent maps. Residents are determined to continue pressing O’Malley to

address these concerns and show good faith toward our communities.

SEPTEMBER

- **Montana:** Resident leaders and MHAction staff connected in Billings, MT, to build upon some of the initial work from the legislative session in 2021, which included the introduction of legislative policies via Senator Brian Hoven's office that would have established better parameters by which corporate community owners in Montana could operate — namely rent-setting standards and community-maintenance requirements. Resident leaders (across Meadowlark, Cherry Creek, and Golden Meadows) sent off a total of 60 postcards calling on the Montana Housing Task Force to recommend policies that should be brought before the Montana State legislature in 2023 to ban rent gouging by predatory investors, provide better oversight, improve leases, and stop unfair displacement of Montana families. Huge thank-yous to resident leaders like Carla Hill and Gary Devereaux, among others, for helping to connect with residents, legislators, and [KVTQ news](#), which covered residents' outreach effort.



MT resident leader, Carla Hill, featured on KVTQ news

OCTOBER

Resident Leader Makes National News: NPR's Mary Yang featured Holly Hook (MI resident leader) and Yvonne Maldonado (MHAction NY Organizer) in a [piece](#) which shared how *“even as the values of their homes rise, owners are stuck.”* Holly told readers how she *“purchased her home, used, for \$28,000, and the new company [that bought the park in 2018] offered her less than \$10,000.”* Yvonne remarked how many predatory community owners are adding little to no community improvements, even when some states require a basic [warranty of habitability](#), which would help to ensure safe and healthy communities. Thank you to all the leaders and organizers for sharing their stories, especially with national media, as each story published helps to create momentum in tackling these issues on the local, state, and national level.

NOVEMBER

- **National:** On November 14, New York resident leader, Gail Travers, went to the White House to share her perspective on the predatory business model affecting manufactured housing residents and the policy solutions sought by MHAction on local, state, and national levels. She joined with representatives from various housing justice organizations to speak on housing advocacy and legislation. The goal of the meeting was to inform the Biden-Harris Administration of crucial items like rent protections, fair treatment, and community maintenance standards that should be adopted into the Biden Administration's policy efforts.



NY resident leader, Gail Travers, at the White House!

- **Illinois:** MHAction resident leaders and staff held meetings in Central Illinois this November in Springfield, Peoria,

Bloomington, and Urbana-Champaign. Using the “Campaign Wheel” exercise, residents began strategizing on ways to improve park conditions for ourselves and our neighbors. We’re excited to ramp up outreach in Illinois over the coming months!

- **New York:** Resident leaders in New York met with the New York Attorney General’s office to discuss options that will further strengthen New York’s rent-justification law. While the call went well and the AG’s office was receptive, our work to protect ourselves against rent- and fee-gouging is far from over. Thank you to the 100+ residents who completed the recent NY manufactured housing resident survey! We’ll be presenting the results to the AG’s office to continue strengthening the argument for rent justification protections in 2023 and beyond.

DECEMBER

- ***National Gathering, December 2–5, Tampa, FL:*** We had a wonderful time at our [December National Gathering](#)! The weekend gave residents a great opportunity to connect with one another and build our growing housing-justice movement. Resident leaders and MCs throughout the Gathering, Rosa Pizano (CA) and Holly Hook (MI), kicked off the event with a welcome dinner and relationship-building bingo activity.



National Gathering MCs: Rosa Pizano (CA) and Holly Hook (MI)

The following morning, we participated in a powerful racial, gender, and housing-justice workshop led by professional grassroots-organizing strategist, Libero Della Piana, which included interactive analyses of true stories from people impacted by housing insecurity.



TX resident leader, Elizabeth Alameda, during the racial, gender, and housing-justice workshop

In the afternoon, Gail Travers (NY), Yvonne Maldonado (MHA NY Organizer), and Naomi Mojica (MHA FL Organizer) introduced the Campaign Wheel. They were followed by Matt Chapman (IA) and Edison Rosendo (MHA Policy Director), who reviewed MHAction's policy categories. We then got together in state groups to strategize on how to apply these resources to campaigns in our local communities.



CA resident leaders, Patricia Taylor, Carol Rohr, and Bobbi King, building their Campaign Wheels

Saturday night closed with an inspirational housing-justice panel featuring resident leaders Holly Hook (MI), Vanessa Bulnes (CA), moderator Betz Clair (NY), and experts Juan Guillermo Ruiz (teacher), Roberto Cruz (LatinoJustice PRLDEF Managing Attorney), and Javan Frinks (SEIU Organizer).



Resident leaders, Betz Clair (NY), Holly Hook (MI), and Vanessa Bulnes (CA) on the housing-justice panel

Sunday morning included an engaging debate between resident leaders over government influence in rent-setting protections. The audience then voted to decide which team had the most persuasive arguments. Thank you to all the amazing debaters: Cedricka Gibson (IL), Elizabeth Alameda (TX), Vanessa Bulnes (CA), Danielle Parks (CA), Monica Velasco (AZ), and Greg Hullinger (FL).



IL resident leader, Cedricka Gibson, presenting her debate argument

After the debate, leaders got together in state groups to create a blueprint of our plans for 2023 and beyond.



Resident leaders discussing plans for 2023

In the afternoon, we got some fresh air in Historic Ybor City, where we learned about the area's rich history of immigrant cigar rollers that gave Tampa the nickname "Cigar City."



Francine Townsend (NY), Cedricka Gibson (IL), Ann Jenkins (NY), and Blae Roberts (MI) enjoying a fun afternoon in Tampa

The Gathering concluded Sunday night with a celebratory closing dinner, giving everybody one last opportunity to break bread and share a great time together.



Enjoying our last night out together!

Thank you to all the resident leaders, MHAction staff, interpreters (Susana Pimiento and Gabriela Murga), panelists, and all those involved who made this event possible!

Also, thank you to photographer, Brandon Hunter, for his work on the photo project and the beautiful photos he took throughout the weekend. Click [HERE](#) to see more photos from the Gathering!



MHAction 2022 National Gathering

Once again, thank you everyone for making 2022 a special year! We're ready to see what 2023 will bring!

Sincerely,

MHAction National Core Leadership Team