



Protect Michigan's Manufactured Home Residents! House Bills 4298–4304

All families should have an affordable home in a healthy, vibrant community. Over 1,900 manufactured home communities in Michigan provide critical affordable housing, but our communities are under threat and families are being priced out and pushed out by predatory investors.

Across the country, including in Michigan, a group of bad actors have built a highly profitable business model by exploiting the vulnerability of manufactured/mobile home residents who own our homes, but rent the land underneath. Their business model relies on dramatically increasing lot rents (i.e., the rent residents pay for the land beneath their homes) and fees, minimizing maintenance, and harassing residents with punitive rules and eviction threats. This trend is threatening a critical source of affordable housing particularly in Michigan's rural and exurban areas.

Michiganders are taking action.

We (MHAction leaders from Michigan manufactured home communities) worked with Representatives John Cherry and Mike Mueller and a wide array of stakeholders to create a package that encourages responsible ownership practices and discourages the abuse of seniors, veterans, people with disabilities, and working families.

In May 2021, HB4298–4304 passed the House with overwhelming bipartisan support. Since then, stakeholders have worked with the Department of Licensing and Regulatory Affairs (LARA) to make technical improvements. A second hearing in the Senate Regulatory Reform Committee is pending. (Current status available at <https://legiscan.com/MI/bill/HB4298/2021>).

House Bills 4298–4304 ban rent-gouging companies, provide better oversight, improve leases and stop unfair seizures of our homes by:

- blocking licenses to owners with histories of unfair business practices and unjustifiable rent increases,
- stopping unfair and deceptive leases, requiring community owners to offer one-year leases, and to send a notice 30 days before a resident's lease expires,
- requiring 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;
 - hire staff to enforce the rules; and
 - operate a public database with park owner information,
- clarifying when a home is abandoned so that landlords cannot seize homes without due process.

More details are available in the Senate Fiscal Analysis www.mhaction.info/HB4298-4304Summary.

This package offers a historic opportunity to protect thousands of Michigan's communities, including seniors, veterans, and people with disabilities who need affordable housing most.

It represents the culmination of inspiring bipartisan collaboration and the engagement of stakeholders across the manufactured housing world. These basic protections will reward responsible manufactured housing community owners and prevent some of the worst abuses by predatory actors.

Please support HB 4298–4304!