

Candidate Questionnaire

Tens of thousands of New Mexicans live in lot-lease communities, also known as mobile home parks or manufactured home communities (MHCs). MHCs are the largest source of non-subsidized affordable housing in New Mexico and across the U.S., primarily housing fixed-income seniors, veterans, people with disabilities, and working families.

Residents usually **own their home** (often paying tens of thousands of dollars for it along with improvements) and lease the lot. A small portion of homes are owned and rented by the lot-lease business. **This questionnaire pertains only to homeowners who lease lots in MHCs.**

MHCs offer affordable homeownership when both home **and** land costs are manageable. However, affordability declines when speculative investors, such as private equity firms, acquire the land beneath homes and prioritize profit over affordability and homeowner concerns.

Originally, mobile home parks and trailer courts were family-run businesses and served people pulling trailer homes. As homes grew larger and harder to relocate, the legal framework failed to adapt, resulting in few protections for homeowners and oversight of land-lease businesses. This lack of regulation attracts private equity firms, creating a low-risk, high-profit model that exploits homeowners' limited mobility.

Many MHC residents cannot move their homes, making them captive tenants. This lack of mobility can lead to excessive rent hikes, with increases of 73% and even 184% reported in New Mexico. Maintenance often suffers when management focuses exclusively on maximizing profits, causing home values to drop. If a community closes, homeowners risk losing their home and home equity--often their primary asset. Legal protections favor landowners. These risks are seldom disclosed when families invest their life savings in a home.

Questions:

1. Given the statewide deficit of affordable housing, estimated to be between 32,000 and 90,000 units, do you believe that preserving existing naturally occurring affordable housing is as important as building new subsidized units?

2. New Mexico's Mobile Home Park Act (MHPA) has existed since the 1980s but has never been updated or publicly enforced, leaving low-income homeowners without meaningful protection. **Would you support empowering the Department of Justice to investigate and enforce the MHPA on behalf of vulnerable homeowners?**

3. Resident-Owned Communities (ROCs) and Community Land Trusts (CLTs) are nonprofit models designed to promote community stability and sustained affordability by treating land as a shared resource rather than a speculative commodity. To achieve this, Opportunity to Purchase (OTP) Legislation is necessary. OTP laws provide resident homeowners with advanced notice and the right to match third-party offers to purchase the community land. Twenty-two states have passed OTP laws. **Would you support OTP legislation to enable affordability through ROCs and CLTs?**

4. While most New Mexico residents experience only 1–3% income growth, investors frequently impose double-digit rent hikes. Examples include a recent 73% increase in a MHC in Aztec in 2025. Other states, such as Oregon, Washington, and Delaware, recognize the unique vulnerability of homeowners who lease lots. **Would you consider protecting low- and fixed-income land tenants by tying rent increases to CPI unless there is a demonstrated justification, such as repairs & improvements?**

5. Moving manufactured homes is often impractical or impossible due to high costs (\$3,000–\$20,000+), risk of structural damage, and the inability to insure or finance homes after relocation. **If a community closes, would you support policies to compensate and help relocate MHC homeowners as other states do?**

6. **Do you support Representative Gabe Vasquez’s *Keep Mobile Homes Affordable Act* (H.R. 4969), which would put investors who purchase over 2,500 mobile homes or lots under review to ensure they are not engaging in price gouging or failing to provide basic utilities to residents.**

Please return to: Land of Enchantment Home Owners Alliance:

info@manufacturedhomeownersalliance.org

or

PO Box 90852, Albuquerque, NM 87199

Thank you!