LEMHOA NEWSLETTER

October 2026

The Land of Enchantment Manufactured Home Owners Alliance (LEMHOA) supports the property rights of landlords while advocating for equity for homeowners in lot-lease communities. We believe that homeowners in MHCs (mobile home parks, trailers courts, & manufactured home communities) deserve property rights and legal protections. Let us know if you can help or if you have any questions.



EYES ON THE CANDIDATES!

We continue to feature responses from our ***Candidate Questionnaire*****,** which was sent to all candidates. This newsletter highlights our sixth question on our Candidate Questionnaire:

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.

The following candidates answered in the affirmative. Some candidates answered "yes," while others provided wonderfully detailed responses. The names of candidates that gave detailed responses are bold (full responses are below). Some candidates have supported MHC Legislation in the past and their names include an *.

Gubernatorial candidate Deb Haaland – (D), Congressional Candidate **Rep. Gabriel Vasquez** – (D), Secretary of State Candidate, **Amanda López Askin** – (D), House District 6 David L. Alcon – (D), House District 8 **Katherine Joanna Gauer** – (D), House District 14 House District 16 **Representative Yanira Gurrola*-** (D), House District 17, Representative Cynthia Borrego* – (D), House District 25 Cristina Parajón* **–** (D), House District 28 Representative Pamelya Herndon* – (D), House District 30 **Representative E. Diane Torres-Velásquez*** – (D), House District 32 **Laura Mariel Parra**– (D), House District 33 Enrique Kiki Vigil – (R), House District 37 Lori Martinez, House District 39 Raul Turrietta-(D), House District 44, House District 51 **Grace Nagamine** – (I), House District 51 Representative Sarah Silva* – (D).

To see the full responses to this and other questions from all the candidates who responded, click here: LEMHOA's Candidate Questionnaire & Detailed Candidate Answers or reply to this email.

VOICES FROM THE ROUNDHOUSE

NM LEGISLATORS SHARE THEIR SUPPORT FOR MHCs:

The following is from District 25 Representative Christina Parajón, who has been a staunch advocate for Opportunity to Purchase Legislation.

Manufactured homes are one of the most critical sources of affordable housing in New Mexico. A home is a source of safety and stability. It is the result of years of hard work, financial investment, and often the center of a deep connection to a community. When a mobile home park is sold, residents deserve an opportunity to protect that investment, to pursue ownership of their community and a voice in their future.

Opportunity to Purchase gives residents that chance. This is an opportunity for residents to organize and purchase their community when it is put up for sale. It is an opportunity to preserve affordable housing, to support community stability, and help make sure families are not displaced from the places they call home.

I am proud to have brought this legislation in 2025 and 2026, in collaboration with the Center on Law and Poverty and LEMHOA. I am committed to advancing this effort again during the 2027 session. I am grateful to the many residents, advocates like LEMHOA, community organizations, and legislative colleagues who have dedicated their time and expertise to helping support this legislation. We will continue working together to address the challenges facing residents of New Mexico and build a path that protects homes, safety, stability, and holds bad actors accountable.

HM54 Mobile Home Parks Utilities Working Group: In 2026, the Public Regulatory Commission (PRC) formed a work group to recommend regulatory and statutory changes that promote reliable utility access for MHC residents. This initiative stems from a memorial introduced by Representative Marian Matthews. Led by Jerri Hanosh, Director of Policy Administration with New Mexico's PRC, the Work Group has held several meetings. LEMHOA members presented information and an advisory from the Work Group is expected soon.

Marian Matthews, Representative, House District 27 recently reported:

We've been in somewhat of a holding pattern in terms of next steps to take in reference to the findings and suggestions of the Public Regulatory Commission based on HM54, which studied the need for changes in New Mexico law needed to protect mobile home park residents. The PRC report recommended a number of changes that would substantially improve the living conditions in the parks as they relate to reliable and affordable utility services. I have had the opportunity to talk with several state senators who represent districts with a substantial number of mobile home parks and are anxious to work on these issues. I will follow up after election day.

VOICES FROM OUR COMMUNITIES

From a homeowner in a MHC in Albuquerque:

Before the Florida company bought our park, we used to pay our gas by what we used. We have individual meters, and the manager would read each meter and calculate our amount and we would pay it with our lot rent. The park is only charged on the main meter for the whole park. Our trash, water, and sewer were included in our lot rent. Our electric is paid directly to PNM. Now, they pro rate the gas, water, trash, sewer among the residents, so we all pay the same for those four. The RVs do not get charged for gas since they have propane tanks. The gas charges are not equal since not everyone uses the same amount. For instance, I never use gas from basically April through September since everything is electric but my furnace. Others have all gas appliances - furnace, stove, water heater. Because they began charging us extra for water, trash, and sewer, our initial rent increase was approximately 65% and the lot rent has risen each January by about 8%, along with adjustments to the utility charges.

Make Your Voice Heard: How to Reach Elected Officials

By Maria Griego, Attorney and Director Economic Equity
New Mexico Center on Law and Poverty

If you're new to policy advocacy, the November elections are a great opportunity to start making your voice heard. For residents of lot-lease communities, knowing which elected officials represent you, and how to contact them, can help make your concerns heard.

Who Represents You?

Your address determines what districts you live in. The boundaries can differ for each level of government. Possibly:

- A state representative and a state senator, who represent you in the New Mexico Legislature;
- A town or city councilor, who represents your local district;
- A county commissioner, who represents your area of the county;
- A U.S. representative and two U.S. senators, who represent you in Congress.

How to Find Your Legislators.

Start with your home address. The official New Mexico Legislature website has a tutorial that can help you search for your state legislators. See Website Tutorials - New Mexico Legislature. For local officials, check your town or city's and county's official websites. For Congress, you can find your Representative and Senator here: Find Your Members in the U.S. Congress | Congress.gov | Library of Congress

Your Elected Officials Work for You.

Elected officials consider laws, budgets, and policies that affect their constituents. State legislators deal with state laws & budget; local officials address local policies & services; and members of Congress work on federal laws & budgets.

Contact the official whose responsibilities match your concern. If a proposed state bill could affect lot-lease community residents, for example, contact your state representative and state senator. If your concern is about a local service or decision, contact the appropriate local official.

Hearing directly from constituents helps elected officials understand how policies affect real people in their everyday lives. A clear, focused message can help ensure your experience is considered in elected officials' decision-making.

A Simple Way to Speak Up

When you call, write, or meet with an elected official, try this four-part formula:

1. Who you are: Share your name, community, and district or town.
   Example: *"My name is Mary Smith and I live in (insert name) in District 10. I'm 71 years old"*

2. What happened: Describe the situation briefly and specifically.Example: *"Last year my manufactured home community was purchased by a private equity firm. The new landlords have raised my rent by more than 60% over the last year."*
3. Why it matters: Explain how it affects you, your neighbors, or other residents.
   Example: *"Since the recent rent increase, I can no longer afford my daily necessities, including my prescription medication. I am now having to look for work, despite being retired for the last ten years."*

4. What you want them to do: Make a clear request—such as supporting or opposing a bill, asking questions, or meeting with residents.
   Example: *"Please support proposed legislation that would preserve manufactured home communities as affordable housing options for low-income seniors."*

You don't need to be an expert or use special language. Share your experience, explain what matters to you, and make a clear request. Your voice matters during election season and all year long.

LEMHOA's FIRST THURSDAY:

Living & Sharing on Common Ground ZOOM MEETINGS

LEMHOA's First Thursday Zoom is a monthly gathering for homeowners, residents, and allies to discuss issues affecting people in lot-lease communities. Together, we work to advance solutions that protect affordable housing, homeowner rights, and community stability.

The next First Thursday Zoom meeting will be held **on Thursday, November 5, 2026, at 6:15 pm.**

DAVID SANCHEZ, ROC USA Senior Vice President, National Strategy, will give a presentation and will answer questions about how Resident Owned Communities Work!!!

TO REGISTER FOR THE FIRST THURSDAY MEETINGS: https://manufacturedhomeownersalliance.org/zoom-meetings/

Is your MHC Land for sale? WHY OPPORTUNITY TO PURCHASE MATTERS!

The land beneath hundreds of New Mexico homes is on the market. Do the homeowners know? Will they have the opportunity to save their homes?

When investors purchase the land beneath homes that are owned by other people, the consequences can be devastating: double- and even triple-digit lot rent increases, deteriorating infrastructure and services, declining home values, and displacement from homes that homeowners own but cannot afford to move.

How many New Mexico communities are at risk right now? LEMHOA's research has identified at least twenty communities where the land is currently for sale, including a single real estate listing offering the land in 11 MHCs in Las Cruces and Alamogordo—communities that included 462 lots with homeowner-owned homes. MHC Land for Sale!

This is why New Mexico needs Opportunity to Purchase (OTP) legislation. OTP would require landowners to notify homeowners when the community land is for sale and give residents a meaningful opportunity to organize, secure financing, and make an offer to purchase their community land.

ROC USA is a national organization dedicated to enabling MHC homeowners to collectively purchase their community land through integrated financing and technical support. SEE LEMHOA'S NEXT FIRST THURSDAY ZOOM!

OTP does not require homeowners to buy the land or force or prevent landowners from selling. It simply gives homeowners an opportunity to become owners of their community land once the landowner chooses to sell.

Without OTP, most homeowners never know the land beneath their homes is for sale until the transaction is complete. It has been compared to having a rug pulled out from under a bunch of people at once.

We cannot preserve affordable housing while allowing the land beneath people's homes to be sold—more and more to out-of-state investors and private equity companies—without giving homeowners an opportunity to protect their investments, their housing security, and their neighborhoods.

WHAT'S HAPPENING ACROSS THE COUNTRY

MAINE: **Lewiston** City Council to vote on proposed ordinance that would cap annual lot rent increases at the rate of inflation or 5%, whichever is lower. Park owners could seek larger increases to cover major improvements.
Lewiston to vote on mobile home park rent protections as residents organize across Maine - Maine Beacon

FLORIDA: Residents in the Silver Court Mobile Home Park in **Miami** sought a court-ordered halt on the evictions of residents. Judge Milton Hirsch sided with the developer.
Miami trailer park residents facing eviction feel disappointment after judge sides with developer (local10.com)

CALIFORNIA: Residents in the Crestview Hills Mobile Home Park in **Fallbrook, CA** are facing two rent increases this year. New owners informed residents of a second rent increase due to a property tax reassessment.
California mobile home park doubles rent on senior residents after sale (nypost.com)

Encinitas, CA City Council could consider an emergency ordinance to manage rents at mobile home parks, including a long-term rent stabilization ordinance and a local review board to oversee it. Encinitas residents push for mobile home park rent protection (inewsource.org)

Think New Mexico recommends ten policy reforms that would bring New Mexico's legislative ethics laws in line with the majority of other states and help restore public trust in state government. Legislative Ethics Reforms | Think New Mexico

♥ Contact Florence Dean, LEMHOA Newsletter Editor, with questions, news items & press information: nmflod@yahoo.com