Rent Stabilization for New Mexico Manufactured Home Communities

A Balanced Approach to Protect Homeowners While Supporting Responsible Lot-Lease Business Owners

Land of Enchantment Manufactured Home Owners Alliance (LEMHOA)

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Background

What began decades ago as small, temporary mobile homes have evolved into larger, permanent, factory-built affordable homes. Early manufactured homes, appropriately named "mobile homes" or "trailers," were once as small as 8 feet wide and 50 feet long. Today, single-section homes are commonly 18-feet wide and up to 84 feet long, with multi-section homes reaching thousands of square feet and weighing over 150,000 pounds. This increase in size, weight, and quality has largely eliminated their mobility.

Once installed and connected to utilities with added decks, covered porches, and other improvements, these homes become effectively permanent. Relocating them is expensive, requires specialized equipment, and risks structural damage. Many older homes cannot be moved at all. Moving a home can also disqualify it from future financing and create insurance obstacles, further reinforcing its permanent nature.

In 1976, the federal government established the Housing and Urban Development (HUD) Manufactured Home Construction and Safety Standards (HUD Code). In 1980, Congress officially replaced "mobile home" with "manufactured home" in federal law, recognizing their evolution into more durable, less mobile housing. Although homes built before 1976 are technically still "mobile homes," for this paper, all homes in manufactured home communities (MHCs) are referred to as manufactured homes, reflecting their immobile status.

Despite manufactured homes being nationally recognized as permanent in 1976 and 1980, New Mexico's 1983 Mobile Home Park Act does not reflect this reality. This leaves mostly low-income and elderly homeowners vulnerable to escalating lot rents, displacement, and loss of investment. There are also no consumer protections or warning labels, and most homeowners are unaware of these vulnerabilities until it is too late.

New Mexico homeowners in MHCs face large, frequent, and arbitrary rent increases, prolonged utility outages, and sewage backing up into homes with too few protections and no enforcement. The known issues likely represent only a fraction of existing problems, as many residents fear

retaliation and are reluctant to speak out. Despite serious threats to housing security, health, and safety, New Mexico lacks a comprehensive system for MHC registration, regulation, and oversight. Because these businesses are unregulated, residents lack consumer protections and often face barriers to oversight and intervention from public authorities.

A Hybrid System

Lot-lease business owners differ from conventional landlords: The landlord owns and maintains the land, not the homes. Residents own their homes and are responsible for their maintenance and repairs.

Investment is shared. The collective value of the homes often surpasses the land's value. Landlords invest in the land and business, while homeowners invest in their homes and community.

Lot-lease landlords are responsible for the community infrastructure, including utilities,[i] roads, common areas, and other facilities. Although an implied warranty of habitability doesn't cover the dwelling, landlords are expected to provide safe and habitable leased premises. However, if they do not, resident homeowners have nowhere to turn.

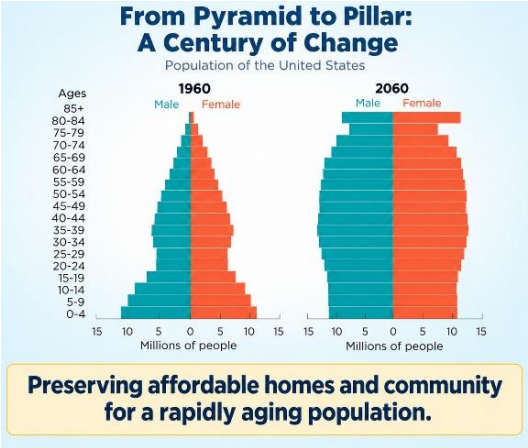
Unlike apartment renters, lot-lease tenants are responsible for maintaining their homes, making necessary home repairs, and paying lot rent, insurance, and utilities (either to the utility company or sometimes to the landlord[ii]).

A Business Model Built on Captivity

Once a home is placed in an MHC, homeowners are in a "captive market."[iii] They are often forced to renew leases despite unfavorable terms because moving is impractical or impossible. Landowners can also close, sell, or redevelop the land, causing significant financial losses and even displacement for homeowners.[iv] This lack of tenant security and market competition justifies regulatory intervention and homeowner protections.

The Importance of Lot-Lease Community Housing

Lot-lease homeownership can be an important form of affordable homeownership. Lot leases are not inherently insecure as long as they have necessary protections. Successful ground-lease models, such as **community land trusts**,[v] leased-land developments,[vi] and resident-owned communities,[vii] demonstrate that **land leasing can provide stable, long-term, and permanently affordable homeownership when balanced by appropriate legal protections. These safe models offer long-term leases and predictable costs.**



Secure MHCs offer an ideal housing solution for the workforce, families, and seniors, especially older adults living alone. These communities provide affordable homeownership, social support, and a sense of community. For seniors, they offer independence, the ability to age in place, accessible homes, and easy access to the outdoors. Neighbors provide companionship and support, combating isolation. Protecting these communities safeguards affordable housing and the well-being of vulnerable New Mexicans.

Financialization of MHCs

Institutional investors are increasingly buying land in MHCs ***because*** these communities lack government protections. These investors often impose large and frequent lot rent increases and prioritize profits over affordable housing. This practice destabilizes residents and diminishes a significant source of naturally occurring affordable housing.

Before the influx of private equity and out-of-state investors, most New Mexico lot-lease business owners provided stable, affordable communities. Some went years or decades without increasing rents, valuing residents and understanding that stable communities benefit everyone. However, as original MHC landowners retire, this lower-maintenance business model with no government oversight has drawn the attention of private equity and multi-state institutional investors.[viii]

Private Equity-Controlled MHC Homes in New Mexico

According to the Private Equity Stakeholder Project (PESP), private equity land-lease businesses control more than 2,200 homes in New Mexico.

2,248 homes
11 communities across 6 counties

Bernalillo County	4 communities	699 homes
Doña Ana County	2 communities	574 homes
McKinley County	2 communities	571 homes
Los Alamos County	1 community	178 homes
Cibola County	1 community	120 homes
San Juan County	1 community	106 homes

Source: Private Equity Stakeholder Project (PESP)

In the early 2000s, Real Estate Investment Trusts began purchasing real estate in MHCs. The following decade saw the expansion of private equity, the emergence of national portfolios, and more aggressive acquisitions. Since 2020, institutional ownership has accelerated, leading to significant rent increases, community closures, and the need for increased state oversight.

From Homeownership to Homelessness: The Consequences of Unrestricted Lot Rents

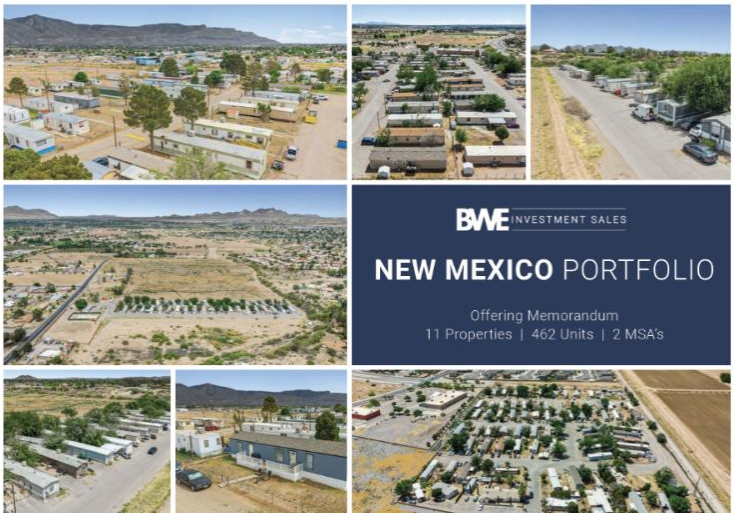
The sale of MHC land to speculative investors can set in motion a devastating chain of events: excessive lot-rent increases, eviction from MHC for inability to pay the increased lot rent, loss of home equity, displacement, and ultimately homelessness. A 2025 study by Princeton University's

Eviction Lab[ix] found that eviction filings increased approximately 40% in the six months following the sale of MHC land in Florida. Research by Florida International University[x] found that half of surveyed MHC residents anticipated homelessness or living in a car if their communities closed. A University of Minnesota study[xi] documented actual homelessness following the sale and closure of a 95-household manufactured home community. These findings demonstrate that the consequences of speculative land acquisitions extend far beyond rising housing costs, threatening the housing security and financial stability of entire communities.

When an investor purchases the community land and imposes unaffordable rent increases, homeowners face an impossible choice: pay rents they cannot afford or abandon homes they own, often forfeiting their accumulated equity. For older adults on fixed incomes and working families with limited resources, the loss of both housing and their principal financial asset can leave them with no viable alternative. **Reasonable restrictions on lot-rent increases, with provisions allowing justified operating expenses, capital improvements, and fair returns, would protect affordable homeownership while preventing the displacement and impoverishment of some of the state's most vulnerable households.** In New Mexico, where local governments are prohibited from regulating rents, statewide rent stabilization for homeowners in MHCs is an essential homelessness prevention measure.

Some of the wealthiest investors[xii] are extracting wealth from the most vulnerable New Mexicans.

In New Mexico, out-of-state investors now own and control an estimated 41% of MHC land. This number is expected to rise soon, as at least 20 New Mexico MHC properties are currently listed for sale. This is only a sampling, since in most cases, MHC land sells without ever being publicly listed.



This important source of affordable homeownership, largely created by New Mexico small businesses, is increasingly threatened as out-of-state entities purchase these properties.[xiii] These new landowners often double or triple lot rents, making it difficult for elderly residents and families to afford to stay in their homes. Since homeowners cannot easily move their houses, rising lot rents can force them to abandon their homes and lose their life savings. The lot-lease owner then profits by acquiring and reselling or renting the abandoned home.

Examples of New Mexico MHCs that Suffer Without Rent Stabilization:

In Gallup, resident homeowners in an MHC have seen their monthly lot rent increase by 46% over five years, from $350 to $512—a10% annual increase ever since a Florida private equity investor purchased their community land. This 10% annual increase adds nearly **$2,000 each year** to the housing costs of hundreds of mostly low-income households.

This impacts working families and retirees on fixed incomes, whose housing costs are rising much faster than their wages or benefits. Unlike renters, these homeowners cannot easily relocate when rent becomes unaffordable. They are forced to absorb these increases, cut back on other essentials, or risk losing their housing and their investment.

In Albuquerque, resident homeowners have been raising concerns for years, ever since their community land was sold to a private equity company in 2021. Since then, formerly reasonable lot rents have skyrocketed, services have declined, and essential infrastructure has deteriorated. Frequent water outages have become a persistent problem, even as monthly lot rents have climbed from the $600s to more than $1,000 each month.

For these seniors living on fixed incomes, the consequences are devastating. As more of their limited income goes toward renting the land beneath homes they own, they struggle to afford food, utilities, home repairs, medications, and other necessities. Their savings are being depleted, their financial security is disappearing, and the value of their homes is threatened by increasingly unaffordable lot rents and deteriorating community conditions. They are living a life of stress rather than the life of leisure sold to them when they bought their home in a retirement community.

These homeowners invested in what they believed would be stable, affordable housing for their retirement. The MHC promotional material reads:

You'll be treated to fabulous amenities and non-stop activities, making us a prime community for active seniors seeking to live out the best years of their lives!

Instead, they face rising costs they cannot control, deteriorating living conditions, and the possibility of losing homes they cannot move. The consequences extend far beyond financial hardship—they threaten homeowners' health, independence, and ability to age safely in their own homes.

An especially troubling aspect of this MHC, like several others in New Mexico, is that the business not only leases the land but also sells the homes. **The same business that profits from selling someone a home can then control the lot rent that determines whether the buyer can afford to remain in it.** A homeowner may pay cash for a manufactured home, only to face escalating land rents that eventually make it financially impossible to stay in their home. When

the homeowner can no longer pay the constantly increasing lot rent and cannot move the home, they may be forced to sell at a substantial loss or abandon it altogether. **The business that sold the home can effectively price its own customer out of homeownership and repossess a home that is fully paid for.**

In Silver City, recently, a Florida-based investor purchased the land in an MHC and imposed rent increases of 65–75%. Residents were also hit with new fees, including $35 per month for each pet—even pets that never leave the homes their owners own—and additional charges for vehicles, even when those vehicles fit entirely within the lot the resident pays to rent.

For homeowners living on fixed incomes or earning modest wages, these increases are devastating. Some residents are working additional hours or postponing retirement simply to remain in homes they already own. Others, who have no way to increase their incomes, face the prospect of losing everything. They cannot move their homes, cannot afford the escalating lot rents, and may have no choice but to abandon homes that represent their largest asset.

Investors purchase the land, not the residents' homes. Yet by controlling the rent and imposing additional fees, the investor can determine whether homeowners can afford to remain in the homes they own.

In Alamogordo, from mid-July to mid-December 2024, seniors living in an MHC endured six months without natural gas. After service was restored, homeowners, many on fixed incomes, have faced two 10% lot rent increases. The California landowner reportedly justified these increases as necessary for infrastructure repairs. For seniors whose annual cost-of-living adjustments average 3.1%, two 10% rent increases are more than six times that amount. This erodes savings, forces difficult choices between housing, medications, and other necessities, and increases the likelihood of displacement from the homes they own but cannot afford to live in.

The lack of oversight supports the growth of predatory practices. Frank Rolfe, co-founder of Mobile Home University, has promoted these practices for decades. Rolfe has described his successful business model encouraging investors to buy MHC land, raise rents, and defer maintenance. He has also compared MHC residents to customers in a Waffle House who are "chained to their booths," referring to their status as captive tenants. More revealing is his recorded observation that "They don't have any option. They can't afford to move the home. So, the only way they can object to your rent raise is to walk off and leave the home — in which case it becomes abandoned property and you recycle it and put another person in it. So, you really hold all the cards ... So the question is: what do you want to do? How high do you want to go?"

The core issue is that the **land owner can continually raise rents without considering residents' ability to pay, and MHC predatory investors buy for that reason.**

The pattern can be interrupted with Opportunity to Purchase (OTP) legislation that was introduced in 2023, 2025, and 2026 and will be introduced again in 2027. However, nearly 50% of New Mexico MHCs have already been sold to out-of-state speculative investors. Both OTP legislation and rent stabilization legislation must be enacted to stop the speculative purchases as well as the rent gouging.

Wealth Extraction is Not Economic Development

Businesses that create jobs, build housing, improve infrastructure, and strengthen local economies benefit New Mexico as a whole. But when out-of-state speculators purchase the land in existing manufactured home communities:

- **The communities were already here.**
- **The homes were already here.**
- **The people were already here.**
- **The infrastructure was already here.**
- **The homeowners had already invested their savings in their homes. They were already maintaining their properties, paying taxes, working, volunteering, and contributing to their local economies.**

When out-of-state investors acquire manufactured home community land, they acquire a captive income stream from homeowners who cannot move. By raising lot rents without investing in improvements, they extract millions of dollars from vulnerable New Mexicans and send those profits out of state.

What Other States Do

Massachusetts is one of the best examples of a state that has recognized the need for MHC homeowner protections for decades. In 1973, the Massachusetts legislature substantially strengthened homeowner protections, restricting unfair, unreasonable, unconscionable, or deceptive community rules. In 1996, the Attorney General's comprehensive manufactured housing regulations took effect. In 1993, Massachusetts Governor William Weld called for legislation to address the urgent need to address a crisis faced by a large number of elderly and low-income residents of mobile home parks." The governor also emphasized protecting homeowners against the uncompensated loss of their homes when communities closed.

Colorado began enacting protections in 2019,[xiv] added Opportunity to Purchase in 2020, and has added more protections every year since.[xv]

In May 2026, Michigan passed a comprehensive bipartisan 6-bill package to add protections for homeowners in MHCs.

Delaware enacted its Manufactured Home Rent Justification Act in 2013, expressly recognizing that the immobility of manufactured homes gives community landowners disproportionate bargaining power over homeowners who have invested substantial resources in their homes. The legislation sought to protect affordable homeownership and prevent unreasonable rent increases while preserving the right of community businesses to earn a fair return. Delaware's law has evolved into a system combining inflation-based rent adjustments, documented operating expenses, financial disclosure requirements, and procedures for challenging increases. Its original statute also established the principle that capital improvement costs cannot be used repeatedly to justify additional increases after those costs have been recovered.[xvi]

Some states, like Washington[xvii] and Oregon,[xviii] have statewide rent stabilization standards. Others, including California, Massachusetts, Maine, Maryland, and New Jersey, use local ordinances.



Some states offer model ordinances, require justification for rent increases, or provide statutory exemptions. Mediation is sometimes used for rent disputes. Long-term leases help stabilize rents and protect leaseholders' investments.

Some states, like Minnesota, are finding that newly elected officials are leading the effort to protect MHC homeowners. Minnesota Governor-elect Amy Klobuchar announced her support for bipartisan legislation that would limit annual manufactured home community lot-rent increases to 3% and provide homeowners an opportunity to purchase their community land.[xix]

Reasonable state rent stabilization protects vulnerable homeowners, preserves affordable housing, corrects market imbalances, and allows lot-lease business owners a fair return on their investment.

Vulnerable New Mexicans are Increasingly Cost-Burdened

Frequent, large rent increases disproportionately affect New Mexico's lower-income residents, older adults, people with disabilities on fixed incomes, and working families. Many households have annual incomes well below the state median and pay over 30% of their income for lot rent and utilities alone.

Additional costs like property taxes, insurance, maintenance, and major home repairs make many homeowners vulnerable to losing their homes and home equity, often with no realistic alternative housing. Even modest but recurring lot-rent increases can quickly make homeownership impossible for households with limited ability to increase their income.

A Balanced New Mexico Solution— *Rent Justification and Capital Cost Recovery Act*.

Homeowners who lease lots in manufactured home communities are uniquely vulnerable because moving a home is often cost prohibitive. That means they need stronger protections than a standard rental market provides. I would support clear limits on annual lot-rent increases, with room for documented, justified increases tied to real repairs or capital improvements. Other states have already recognized this principle, for example, Washington caps annual increases for many manufactured/mobile home park tenancies, Oregon limits annual increases, and Delaware uses CPI-based formulas while allowing additional documented expense-based increases. New Mexico should adopt a framework built on that same basic idea of fairness, predictability, and transparency[xx].

DEB HAALAND-D, New Mexico Governor-Elect

This paper focuses on securing housing stability through reasonable rent restrictions, recognizing the unique vulnerability of manufactured home community (MHC) homeowners. Although they own their homes, they lease the land beneath them, leaving them exposed to arbitrary and excessive rent increases imposed by lot-lease business owners. Unlike conventional renters, these homeowners have invested substantial savings in homes that, for all practical purposes, cannot be moved. When rents become unaffordable, they risk losing not only their housing but also the equity and financial security they have spent years building.

New Mexico's prohibition on local rent control leaves these homeowners particularly vulnerable to speculative investors who acquire community land and raise rents to maximize profits, knowing that homeowners have no realistic alternative but to pay or risk losing their homes. State legislation establishing reasonable rent restrictions, including limits tied to inflation and a transparent process for justifying increases based on legitimate operating expenses and capital improvements, is therefore essential. Such protections would preserve affordable homeownership, provide predictable and sustainable returns for community landowners, and prevent the exploitation of a captive housing market. The goal is not to eliminate legitimate profits or restrict property ownership, but to ensure that homeowners' investments and housing security are protected by meaningful, enforceable laws.

Important legal distinction: New Mexico's Rent Control Prohibition Act, § 47-8A-1 NMSA 1978, prohibits municipalities and other local governments from regulating rents on most privately owned property. It does **not** prohibit the state legislature itself from establishing statewide rent restrictions. This distinction strengthens the argument for a state-level MHC rent justification law.

A Rent Justification and Capital Cost Recovery Act would tie significant rent increases to rising operating expenses, allowing capital improvement costs to be recovered over their useful life. The Alamogordo community, despite lacking specific cost data, highlights the current unfairness and how it could be rectified.

> **For example,** a $600,000 water system replacement with a 30-year useful life would have an annual recoverable amount of $20,000. For 100 homes, each homeowner would pay approximately $100 per year (about $8.33 per month) until the cost is recovered. This prevents repairs from becoming a permanent profit source.

A balanced law would protect affordable homeownership, preserve this essential housing, support responsible business owners, and provide stability for New Mexicans.

At a 55+ Alamogordo MHC, residents endured six months without heat, hot showers, or gas appliances. Despite seeking help from state and local governments and the media, service was only restored after this period.

The hardship continued, however, as lot rents subsequently increased by 20%. Without knowing the business owner's repair costs, it's impossible to determine when these costs are recovered. This 20% increase generates approximately $65,000 in additional annual revenue. Under the current system, once repair costs are recovered, the higher rent persists until the next increase, as New Mexico has no state restrictions on the amount or frequency of rent increases.

A rent justification system would allow businesses to recover documented infrastructure costs through a temporary capital improvement assessment that ends once the costs are recovered.

Comparing Rent Justification with Permanent Rent Increases — 100 Homes

Consider a manufactured home community with 100 homes, where the lot rent is $400 per month and an infrastructure repair costs $600,000 with a 30-year useful life.

The business recovers its $600,000 investment over 30 years. Homeowners pay approximately $16.67 per month until the cost is recovered. However, senior residents' rents have risen by $75 per month, despite a 3.6% cost-of-living adjustment, with no limits on future increases. The landlord neglected infrastructure, took six months to repair it, and increased his return on investment while tenants suffered.

With a permanent 20% rent increase, homeowners in the Alamogordo MHC pay an additional $80 per month. This generates $2.88 million, which is $2.28 million more than the original cost.

These figures do not account for future rent increases, which would further compound the higher base rent.

Utility System Replacement: 100 Homes

$600,000 project cost | 30-year useful life | Current lot rent: $400 per month

Comparison	Temporary Capital Improvement Assessment	10% Permanent Rent Increase	20% Permanent Rent Increase
Monthly increase per homeowner	$16.67	$40.00	$80.00
Annual cost per homeowner	$200	$480	$960
Additional annual revenue (100 homes)	$20,000	$48,000	$96,000
Total collected over 30 years	$600,000 (equals project cost)	$1,440,000 ($840,000 more than project cost)	$2,880,000 ($2,280,000 more than project cost)
When does the increase end?	After 30 years	Never	Never

A temporary assessment recovers the $600,000 cost over 30 years and then ends.
A permanent 10% or 20% rent increase collects far more than the original cost—and never ends.

Assumes full occupancy, no financing costs, no further rent increases, and the entire increase attributed to the utility system replacement. Actual business costs and any other reasons for increasing rent would need to be evaluated separately.

Many people might think $475 for rent isn't much. However, this is lot rent, not apartment rent. Manufactured homeowners also pay for their homes, taxes, insurance, utilities, maintenance, and repairs. These are low-income, elderly, and disabled homeowners on fixed incomes. Some lot rents in Albuquerque are similar to New Mexico's average residential rent.[xxi]

For comparison, in Palm Springs, California, a wealthy lot-lease community, million-dollar homeowners pay $125-$583 per month in lot rent—a fraction of what manufactured homeowners pay for similar or fewer services.

Note: This proposal safeguards against excessive rent increases that threaten affordable homeownership, while allowing operators to manage communities responsibly. It does not create an automatic right to raise rents annually. **This statutory limit acts as a ceiling, not a target.**

Administration, Oversight, and Enforcement

Rent stabilization will only be effective if homeowners have access to meaningful government oversight and enforcement. New Mexico's Mobile Home Park Act (MHPA) has provided important homeowner protections for decades, but without a designated enforcement agency, homeowners have largely been left to pursue costly private litigation to enforce their rights.

A Rent Justification and Capital Cost Recovery Act must provide for transparent financial disclosures, accessible procedures for challenging unjustified rent increases, and effective remedies for violations. Vulnerable homeowners should not have to hire attorneys to protect themselves against unlawful charges or risk retaliation for exercising their rights.

Governor-elect Deb Haaland recognized this need in her response to LEMHOA's 2026 Candidate Questionnaire, supporting clear authority and adequate resources for the New Mexico Department of Justice to investigate and enforce the MHPA. As she emphasized, "Homeowners should not have rights only on paper."

Legislation to strengthen enforcement of the existing MHPA is being pursued separately for the 2027 legislative session. The proposed Rent Justification and Capital Cost Recovery Act should complement that effort, ensuring that rent stabilization provisions are subject to effective administrative oversight and enforcement.

New Mexico must not repeat the mistake of establishing homeowner protections without providing the means to enforce them.

Summary

Separating home and land ownership isn't inherently problematic. With proper protections against rent gouging and investment-focused models, and a greater emphasis on housing-focused models like resident-owned communities (ROCs) and community land trusts (CLTs), affordable homeownership can be permanently preserved.

Well-structured lot-lease arrangements, such as those in ROCs, CLTs, and communities like Cochiti Lake and Palm Springs, can provide stable, affordable homeownership for generations.

The real problem in New Mexico's manufactured home communities isn't the land lease itself, but the lack of protections for homeowners whose homes are effectively immovable.

In a fair lot-lease arrangement, everyone benefits: homeowners gain affordable homeownership without purchasing land, while landowners retain a valuable asset that generates reasonable income.

However, without protections against excessive rent increases, displacement, retaliation, neglect, and sudden land sales, that balance disappears. Landowners gain control over an unavoidable housing expense, while homeowners have little choice but to pay or risk losing their homes.

This vulnerability is exploited by speculative investors. They aren't just buying land; they're gaining control over the land beneath homes that others have purchased and cannot easily move.

The solution isn't to abandon the lot-lease model, but to expand permanently affordable housing through ROCs and CLTs while establishing strong protections for homeowners leasing from for-profit landowners. These protections must include secure tenure, reasonable and predictable rent increases, enforceable maintenance obligations, and protection of homeowner equity.

Without these safeguards, a model designed to make homeownership affordable can become a mechanism for extracting wealth from those who can least afford to lose it.

[i] Lot-lease landlords are responsible for the infrastructure that includes electrical, water, and gas. Some landlords purchase at a discount from a public utility and sell to tenants, becoming unregulated quasi-utility providers. They either use a Ratio Utility Billing System (RUBS) to bill tenants based on a mathematical formula rather than actual usage, or they use submetering, where separate meters measure usage for accurate billing.

[ii] A Ratio Utility Billing System (RUBS) is sometimes used when there is only one meter for the entire community and utilities are allocated among residents using a formula such as divided equally among the homeowners rather than separate meters where homeowners pay only for what they use.

[iii] A real estate captive market occurs when tenants have few practical alternatives. Relocating would incur significant financial, legal, or investment losses. This limited mobility gives property owners disproportionate power, allowing them to impose higher rents, fees, or unfavorable conditions without market competition.

[iv] In November 2024, approximately 900 homeowners in the Li'l Abner manufactured home community in Sweetwater, Florida, were notified that they had just six months to leave the homes they owned. The community, home to an estimated 2,000–3,000 people, was slated for demolition and redevelopment. Homeowners faced the devastating prospect of losing not only their homes but also their financial investments and the community they had built over decades. The destruction of this community uprooted thousands of people, stripped homeowners of the security and equity they had spent decades building and left some families homeless.

[v] A community land trust (CLT) is a nonprofit, community-governed organization that owns land in trust to provide **permanently affordable housing** and local assets. It separates the ownership of the land from the buildings on it, selling or leasing the structures while retaining the land itself under a long-term ground lease.

[vi] Examples are Cochiti Lake, NM, and Palm Springs, CA.

[vii] ROC USA helps MHC homeowners in communities nationwide form resident cooperatives to purchase their community land through integrated financing and technical assistance. Hundreds of ROCs exist throughout the United States.

[viii] Current estimates are that there are approximately 500 MHCs with nearly 60,000 households in New Mexico, with more than 40% controlled by out-of-state businesses and 16% by private equity.

[ix] Haas, Jacob, and Peter Hepburn. (2025). "Eviction from Manufactured Home Parks." Urban Studies. https://doi.org/10.1177/00420980251335540

[x] South Florida Jobs with Justice & Research Institute on Social and Economic Policy. (2010). *Mobile home parks under pressure of redevelopment: A participatory survey research project.* Florida International University. https://risep.fiu.edu/research-publications/equitable-urban-development/housing/2010/mobile-home-parks-under-pressure-of-redevelopment-participatory-survey-research-project/mhp_report.pdf

[xi] Goetz, E. G., Williams, R. A., Wang, Y., Martin, A. A., & Vergara, A. (2022). *Seeking closure: The Lowry Grove report.* Center for Urban and Regional Affairs, University of Minnesota. https://www.cura.umn.edu/research/seeking-closure-lowry-grove-report

[xii] Warren Buffett owns Clayton Homes, the largest manufacturer of homes in the U.S. Sam Zell controls Equity LifeStyle Properties, Inc., the largest owner of MHCs in the U.S. The Blackstone Group, The Carlyle Group, Apollo Global Management, RHP Properties, Stockbridge/YES! Communities, Impact Communities, Havenpark Communities, and Inspire Communities are all major MHC investors in New Mexico.

[xiii] New Mexico has seen a dramatic increase in out-of-state investors acquiring real estate in manufactured home communities (MHCs). **Private equity controls 11 communities in Albuquerque, Las Cruces, Los Alamos, Gallup, Aztec, and Grants, affecting 2,248 New Mexican households—SO FAR!**

[xiv] Government oversight and enforcement (HB 19-1309). Established the Mobile Home Park Oversight Program within the Colorado Division of Housing, with authority to register communities, investigate complaints, resolve disputes, and enforce the law. Homeowners no longer had to rely exclusively on private litigation.

[xv] Colorado expanded OTP in 2022, strengthened protections in 2024, and added financial transparency in 2026.

[xvi] 2026 amendments to Delaware's rent justification provisions — Most recent changes to the statutory framework.

[xvii] Statewide rent stabilization (HB 1217). Effective May 7, 2025, Washington limited annual lot-rent increases to 5%, subject to specified exemptions, and prohibited increases during the first 12 months of tenancy. The legislation also authorized Attorney General enforcement.

[xviii] Manufactured home lot-rent stabilization (HB 3054). Established a 6% annual lot-rent increase cap for manufactured home communities with more than 30 spaces, subject to exemptions and special provisions. This took effect September 1, 2025, with the new percentage limit applying beginning in 2026.

[xix] Murphy, Esme. (November 10, 2026). "Klobuchar eyes legislation capping land rent increases for Minnesota mobile home residents." CBS News Minnesota (WCCO).

[xx] In response to LEMHOA's Candidate Questions #4: While most New Mexico residents experience only 1–3% income growth, investors frequently impose double-digit rent hikes. 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? Several other candidates answered in the affirmative

[xxi] According to Apartments.com, New Mexico's average residential rent is approximately $1,186-$1,438 per month, ranging from $922 for a studio to over $1,772 for a three-bedroom home. Lot rents at Albuquerque Meadows now exceed $1,000 and are increasing. Lot rent at Cochiti Lake, New Mexico is approximately $115-$125 per month.