



National **M**anufactured **H**ome **O**wners **A**ssociation

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## **August 2023 E-Blast**

Welcome to the August 2023 E-blast from the **National Manufactured Home Owners Association (NMHOA)**. Please share these monthly E-blasts with as many home owners and other interested individuals as you have on your email list. The E-blast is an important way for NMHOA to share exciting news from across the country.

**Thank You!** – NMHOA is excited to welcome many new and renewing members. We thank you very much for your support and commitment to NMHOA!

### **New lawsuit accuses manufactured home community owners of rent price-fixing**

On August 31, a prospective class action lawsuit was filed in **Chicago federal court** against **Datacomp Appraisal Systems** and nine other companies that own or have controlling interests in more than 150 housing communities across the country. The [85-page lawsuit](#) seeks to stop the defendants' alleged price-coordination efforts. It also seeks triple damages and other remedies.

Filed by attorneys at DiCello Levitt and Hausfeld, the lawsuit alleges that the corporate owners shared competitively sensitive information about lot rentals and occupancy via industry reports from Datacomp. That information, according to the lawsuit, allowed the defendants to coordinate their prices in violation of U.S. antitrust law.

The defendants include Chicago-based **Equity LifeStyle Properties**, which bought Datacomp 2021 for \$43 million; Michigan-based **RHP Properties**, which bills itself as the country's largest privately-held manufactured home community owner with assets of more than \$6 billion; Michigan's **Sun Communities**, a real estate investment trust; **Lakeshore Communities** in Illinois; **YES! Communities** in Denver, which is partially owned by private equity firm Stockbridge Capital Group; **Inspire Communities** in Phoenix, owned by private equity firm Apollo Global Management; **Kingsley Management** in Provo, Utah; **Cal-Am Properties** in Costa Mesa; and **Hometown America Management** in Chicago.

The lawsuit adds to a growing number of cases that allege pricing-fixing through shared market data among competitors. Dozens of cases that were consolidated in **Tennessee federal court** earlier this year accuse apartment data and analytics company **RealPage** of conspiring with real estate firms to drive up multifamily rental and student housing rates.

## **REGISTER NOW: NMHOA's 2023 Manufactured Housing Advocacy Week**

Register today for **NMHOA's 2023 virtual Manufactured Housing Advocacy Week**, which will be held September 18-22. For home owners who register, we will schedule meetings with as many of their state's Senators and Representatives as possible. [Register now!](#)

A training session with Congressional staffers will be held on September 11 describing the bills and providing tips for meeting with your members of Congress.

**Please join us for a week-long set of virtual meetings with your members of Congress in support of critically important federal bills that support manufactured home owners, including:**

- **Manufactured Housing Tenant's Bill of Rights Act** – The bill requires community owners meet certain conditions for federally-backed loans, including: one-year renewable leases, except for good cause; 60-days' notice of rent increases, park sales and park closures; a five-day rent payment grace period; and a right to sell a manufactured home after eviction.
- **Fair Manufactured Housing Lending Act** – The bill repeals the 2018 exemption manufactured housing retailers were given to the Truth in Lending Act, which meant they were no longer defined them as mortgage originators, and strong manufactured home buyer protections were replaced with ineffective disclosure requirements.
- **Frank Adelmann Manufactured Housing Community Sustainability Act** – The bill provides a tax credit of 75% of gain from the sale or exchange of real property to a qualified cooperative or nonprofit organization.
- **PRICE Program Funding** – Congress established the Preservation and Reinvestment Initiative for Community Enhancement (PRICE) program in December. It provides HUD with \$225 million for manufactured home park infrastructure grants. We support funding for 2024.

**[Register Now](#)**

## **Update on I'M HOME Annual Conference**

On August 24, the [Innovations in Manufactured Homes \(I'M HOME\)](#) network met in Chicago for its first annual conference since 2019. The event drew over 150 attendees, including homeowners, affordable housing developers, researchers, industry experts, lenders, policymakers, and nonprofit advocates.

Attendees heard from **Marion Mallegen McFadden, HUD's principal deputy assistant secretary for community planning and development**, and participated in [sessions](#) discussing community purchasing, state legislative change, home financing, manufactured home production, energy efficiency, and range of other topics.

Key national partners in organizing this event included **Lincoln Institute for Land Policy, ROC USA, Next Step, NeighborWorks, NeighborWorks**, and **NMHOA**. I'M HOME was first launched in 2005 to unite the efforts of homeowners, advocates, developers, and others in promoting and preserving manufactured housing. The network developed national initiatives, crafted useful guides and reports, and hosted annual conferences and monthly convenings.

The best way to receive updates on the network is to sign up for the [I'M HOME mailing list](#).

## **SAVE THE DATE: NMHOA's Annual Meeting is October 21**

The **NMHOA Board of Directors** is pleased to announce our **2023 Annual Meeting and board of directors' elections** will take place virtually on Saturday, October 21. The meeting will include presentations and small group discussions providing useful information for manufacture home owners.

NMHOA is governed by a 17-member board of directors, which is elected for two-year terms. Half of the positions are elected in even-numbered years. The positions up for election this year include:

- **Executive Officers** – First Vice President, Resident-Owned Communities Vice President and Treasurer
- **Area Vice Presidents** – Northeast Region Vice President and West Region Vice President
- **At Large Members** – Two (2) positions

On our web site, you can learn about responsibilities of these positions in our [Bylaws](#) or the people serving on our [2022-2023 board of directors](#). If you are interested in being elected to any of these positions, please contact our Executive Director to let us know: [david.r.anderson.nmhoa@gmail.com](mailto:david.r.anderson.nmhoa@gmail.com)

## **Thank you to our supporters!**

NMHOA is a member-based organization of manufactured home owners. The **support we get from our members is critical** to our continued work on behalf of the 22 million people who live in manufactured homes. In addition, **we also receive generous support in the form of grant sponsorships, and advertisements** from other sources, including recently receiving support from Resident-Owned Communities USA (ROC USA), the Next Step Network, and the Catholic Campaign for Human Development.

## **Stay informed about the Coronavirus**

All forms of media are now dominated with information about the coronavirus, but some less reputable sources are spreading incomplete, misleading, false, or even malicious information.

Stay informed but make sure that you are relying on reputable sources and, ideally, confirming the information with at least two sources. A couple of the best sources are the [Center for Disease Control and Prevention \(CDC\)](#) and [your own state health department](#).

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You can read all about NMHOA at the NMHOA webpage: <http://www.nmhoa.org/> and please “like” our facebook page: <http://www.facebook.com/NationalManufacturedHomeOwnersAssociation>

***If there are stories or legislative successes from your state you would like to share through our E-blasts, please contact NMHOA Executive Director, Dave Anderson at: [dave.anderson@nmhoa.org](mailto:dave.anderson@nmhoa.org). Your story will inspire and educate others.***

**QUESTIONS?**

Call 202-800-9795 or  
e-mail [admin@nmhoa.org](mailto:admin@nmhoa.org)

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