



Housing Justice Center
Dedicated to expanding
and preserving the supply
of affordable housing in
Minnesota and nationwide.

**275 E. 4th Street, #590
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**The Honorable Lindsey Port, Chair
The Honorable Eric Lucero, Ranking Minority Member
Minnesota Senate Housing and Homelessness Prevention Committee
95 University Ave W
St Paul, MN 55103**

February 26, 2025

Dear Chair Port, Senator Lucero, and Members of the Senate Housing and Homelessness Prevention Committee:

The Housing Justice Center is a nonprofit public interest advocacy and legal organization dedicated to preserving and expanding affordable housing for low-income individuals and families. Through legal advocacy, impact litigation, policy analysis, research, and community education, we work across the state to encourage the production and preservation of affordable housing while protecting the rights of those who need stable and secure homes. One of our primary areas of expertise is manufactured housing communities, where we provide legal education, support resident organizing, and represent individuals whose rights as homeowners are being threatened.

Today, I write to urge your strong support for Senate Files 1205, 1206, 1207, 1208, and 1450—critical measures that will increase cost transparency, prevent unfair manufactured home park rent hikes, and reduce housing insecurity for manufactured homeowners.

Manufactured housing is one of the last remaining pathways to affordable homeownership in our state, yet these homeowners face unique vulnerabilities that put them at serious risk of displacement. Unlike traditional homeowners, manufactured homeowners own their home but rent the land it sits on. This creates an extreme power imbalance where park owners—often large private equity firms—can impose significant annual rent increases with little to no justification. With manufactured homes being prohibitively expensive to relocate (often costing upwards of \$15,000), homeowners are left with an impossible choice: pay an unjustified rent hike or lose their home entirely.

These rent increases are not just a financial burden—they are a direct cause of displacement. Families, seniors, and individuals who have invested in their homes for decades are being forced out, not because they failed to pay fair costs, but because of exploitative business practices that prioritize profit over people. Manufactured homeowners already bear the primary responsibility for maintaining their homes and even the lots they rent, meaning park owners' actual costs for upkeep are minimal compared to traditional rental properties. Yet, we continue to see rent increases that are untethered from actual expenses, driving many out of their communities. While Senate File 1205 attempts to curb this issue by requiring a park to justify its sky-high rent increase, even more protections are needed to prevent families from being priced out of the dirt their home rests on.





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Another growing barrier for these homeowners is the increasing requirement to pay lot rent exclusively through online portals. This practice disproportionately harms seniors and low-income homeowners who may not have reliable access to smart devices or the internet. These portals often charge additional fees, do not provide clear cost breakdowns, and force homeowners into a dangerous predicament: either pay a disputed charge in full or risk eviction. Many of the evictions we see in manufactured home communities stem from these billing disputes, not from an unwillingness or inability to pay.

Senate Files 1206, 1207, and 1208 introduce much-needed protections by ensuring transparency in billing, capping excessive fees, and allowing alternative payment methods to prevent unnecessary evictions. These measures, along with the broader protections in Senate Files 1205 and 1450, will help curb the predatory rent increases and billing practices that are currently uprooting homeowners from their communities.

Without action, manufactured homeowners will continue to face displacement at alarming rates—losing not only their homes but also the stability, schools, and communities they have built their lives around. We urge you to support these bills to protect some of the most vulnerable homeowners in our state and ensure that affordable homeownership remains a viable option for future generations.

Sincerely,

A handwritten signature in blue ink, appearing to read "Shana Tomenes", is positioned above the printed name.

Shana Tomenes
Housing Justice Litigator
stomenes@hjcmn.org

