



Good morning and thank you, Chairman Brown, Ranking Member Toomey, and Members of the Committee.

My name is Holly Hook and I'm a resident of Swartz Creek Estates in Swartz Creek, Michigan. I'm a member of MHAction, an organization made up of mobile home residents who organize our neighbors and fight to save our communities.

Everyone has the right to a safe, affordable home and community. We need the federal government to work with us to ensure everyone this basic right, especially as predatory investors are threatening this human right for millions of families.

I bought my manufactured home because I needed an affordable place. In our communities, seniors and families often own their homes but rent land from a common landlord. This creates lower housing costs. We loved our community. Like so many others, it was friendly, well-maintained, and walkable.

In seven years, I paid off my house and had reasonable lot rent that covered land, sewer, and garbage. My neighbors were mostly low-income seniors who retired to our community.

No one knew that our community was for sale until a notice appeared on our doors in July 2018 saying Havenpark Capital had bought us, and our lot rent was going up 22%.

I needed answers, but Havenpark only offered a site for investors that stated, "creating stable, long-term income."

It costs thousands to move our homes and many homes can't withstand a move. We had two options: pay the giant increases or lose our homes. Havenpark admitted this on their investor website by stating, "It is difficult for tenants to move their homes. As a result, operating cash flow is among the highest of any real estate class."

The rent hikes and fees continued. Havenpark unbundled administrative fees, school taxes, sewer charges, and trash fees from our rent. Monthly payments rose 40% by June of 2019 and as of this year, they've risen over 50%. My lot rent and fees have gone from \$310 per month to over \$500 per month.

Our sense of security and independence is gone. My elderly and neighbors are hit the hardest. They live on fixed incomes. Havenpark now takes most of their income. Some fear losing their homes. Many moved out, including my eighty-year-old neighbor who is now in a small senior apartment. Other residents are forced to use food pantries due to the increases. Some are even homeless.

Havenpark kept raising rents and fees during COVID and sent letters threatening those who couldn't pay in full. They refused partial payments, though the CDC moratorium allowed them.

In another Havenpark community across town, a lady named Mary worked multiple jobs to keep up with the increases until she got COVID last spring. She fell behind on the rent and Havenpark tried to evict her right away, while she waited for a rent relief payment. Havenpark only backed off when a reporter asked questions about Mary's case.

And let's be clear – these big increases don't come back to us. Havenpark has cut back on maintenance. A nearby community they own lost their water in a storm, and they wouldn't fix it



in a timely manner. The local government got involved after residents were without water for days.

Our Michigan communities are not alone and Havenpark is not the only actor treating residents this way. Roughly 2 million people live in communities owned by the 50 largest community owners. Many operate like Havenpark, devastating seniors and families. And now some of the biggest private equity companies in the world are buying up mobile home parks.

Outrageously, this trend is fueled by those who say they support affordable housing. We were astonished to learn that Havenpark Capital got their financing through a subsidiary of Enterprise Community Partners, the national affordable housing non-profit, and Fannie Mae. Both Fannie Mae and Enterprise claim they advance affordable housing. But when they finance predatory investors like Havenpark, they destroy it.

We've called on Fannie Mae and Freddie Mac and their regulator, the FHFA, to add safeguards against rent and fee gouging, unfair evictions, and unsafe conditions in their manufactured home community financing. We need financing to support us – the residents – not passive investors. We want financing products that will allow nonprofits, public entities, and resident owned cooperatives to buy our communities and keep them affordable and healthy.

Thank you.