



Grok, **it is time for a fresh facts-evidence-analysis (FEA) of a pre-publication draft version of a report at this link here.**

<https://www.manufacturedhomepronews.com/wp-content/uploads/2025/10/2Draft4AiChkManufacturedHomesLargestUnsubsidizedHousingSqueezedBecauseFedStateLocalGovtAllowItNPRaffiliateMayLeanLeftbutPointFactsROADbillIgnoresWilllawmakersFixActFEA-MHProNews.pdf>

That and the upload are the same document. It links both the original article on the WPR website and has a download of that article, is that correct? Noting that photos and captions were removed etc. were disclosed as removed in Part I, does the text of that article match the content from WPR? Do a search of the WPR article to see if their report entitled: :**‘They are squeezing everybody in this park to death’: Owners of manufactured homes get little protection as private equity moves in”**

Included any of the terms mentioned in the preface as not being found (e.g.: enhanced preemption, rent control, ROC, etc.)? Stated differently, are there any factually inaccurate statements in that article? Is each significant statement supported by linked information for more details that support the thesis of that developing report? Is it fair to say that while WPR provided an interesting and in some ways insightful article, did they offer any practical solutions to the underlying problems illustrated in the preface as missing? Will the ROAD to Housing Act of 2025, if it isn’t modified before passage of the NDAA, fix ANY of the concerns raised in that WPR report? Do whatever online checks are needed in order to accomplish these goals. Feel free to correct, confirm, or clarify whatever Gemini said as part of your response. Provide a full FEA on that article and use plain text hyperlinks to support your findings.



Which response do you prefer?

This will help make Grok better.

Response A

Fresh Facts-Evidence-Analysis (FEA) Check

This FEA evaluates the pre-publication draft PDF (uploaded and linked at [MHProNews Draft PDF](#)). It verifies inclusion and accuracy of the Wisconsin Public Radio (WPR)/Wisconsin Watch article, searches for omitted terms, assesses factual accuracy, support for claims, practical solutions in WPR, and the unmodified ROAD to Housing Act of 2025's potential to address WPR-raised issues. Verification draws from direct PDF analysis, original WPR article text, MHARR critiques, and Senate records as of October 20, 2025. Gemini's pre-publication input is confirmed, clarified, or corrected where needed.

Query	Conclusion	Evidence/Analysis
Does the draft link to and include the WPR article, with disclosures for removals (e.g., photos, captions)?	Yes.	The draft (Page 5) states: "For those items see their original report at this link here or the download at this link here." While the PDF lacks embedded hyperlinks, the context matches MHProNews' standard practice of providing source links in online versions. Part I (Pages 6-14) includes the full WPR article text under fair use, disclosing omissions: "[Note ... are used where 'listen to' and 'reading time' or captions under photos were omitted from the original report.]" This is accurate; the extracted original WPR text confirms matching content excluding those elements. wpr.org
Does the WPR text in the draft (Pages 6-14) match the original article?	Yes, with minor non-substantive	Direct comparison: The draft's WPR section reproduces the original nearly verbatim, preserving paragraphs, quotes, bullets, and subsections. Minor variances include date (draft: September 30, 2025; original: published October 1, 2025, but content identical) and ellipsis usage

Query	Conclusion	Evidence/Analysis
	differences.	for omitted non-text elements. No alterations to meaning, facts, or quotes (e.g., Cindy Philby's statements match exactly). Original full text available at WPR Original Article.wpr.org
Does the WPR article mention terms claimed missing in the draft's preface (e.g., "enhanced preemption," "Manufactured Housing Improvement Act of 2000," rent control, resident owned communities/RO C, antitrust/RICO/Hobbs Act, ROAD to Housing Act)?	No.	PDF keyword searches on WPR section (Pages 6-14) and full original text yield zero matches for: "enhanced preemption" (draft mentions only in preface/Gemini parts, Pages 2, 17); "rent control"; "ROC" or "resident owned communities"; "antitrust," "RICO," or "Hobbs Act"; "ROAD to Housing Act" (or variants). Draft's WORD search claim is confirmed accurate. These omissions highlight WPR's focus on symptoms (e.g., rent hikes, poor maintenance) without policy solutions. wpr.org
Are there factually inaccurate statements in the draft?	No.	All core claims verified: WPR is an NPR affiliate with left-leaning bias but cites facts (e.g., private equity ties via Private Equity Stakeholder Project). wpr.org Senate passed ROAD Act on October 9, 2025, as NDAA amendment (S.Amdt. to NDAA). nlihc.org MHARR critiques ROAD for undermining enhanced preemption. manufacturedhousingassociationregulatoryreform.org Resident quotes (e.g., Philby) match original. No

Query	Conclusion	Evidence/Analysis
		distortions; draft supplements WPR with context (e.g., MHI affiliations).
Is each significant statement supported by linked information or sources aligning with the draft's thesis?	Yes.	Thesis: WPR highlights valid issues but omits solutions; ROAD ignores root causes. Supports include: WPR text itself (included); PESP reports on firms like RHP/Impact (draft cites MHPProNews updates); MHARR on preemption/zones. manufacturedhousingassociationregulatoryreform.org ROAD text/bill status via Congress.gov. congress.gov Gemini's input (Pages 15-18) triangulated with MHARR white paper. Draft promises Part II expansions with AI checks—consistent with MHPProNews FEA model.
Did WPR offer practical solutions to underlying problems (e.g., rent hikes, maintenance failures, private equity predation)?	No, but insightful reporting on problems .	Confirms Gemini: WPR details woes (e.g., DSPS inspections: only 15 in 2022-Feb 2025; 30% unlicensed parks) and comparisons (MI/MN stronger oversight) but suggests no fixes like enhanced preemption enforcement, DTS for chattel loans, ROCs, or antitrust actions. Ends with Rep. Krug's AB 424 for clarity/eviction notices—descriptive, not prescriptive. Focuses on illustration, not resolution. wpr.org
Will the unmodified ROAD to Housing Act of 2025 fix ANY WPR concerns (e.g., surging rents, septic failures,	No, highly unlikely to address root causes or	Confirms/clarifies Gemini: Senate-passed version (S.2651, attached to NDAA October 9, 2025) makes permanent chassis optional (minor affordability boost) and includes grants/studies but ignores post-production bottlenecks per MHARR: (1) No mandatory enhanced preemption enforcement to override zoning exclusions, increasing supply/competition to cap lot rents; (2) No DTS expansion for competitive chattel financing. Does not

Query	Conclusion	Evidence/Analysis
unresponsive landlords, private equity squeeze)?	specific issues.	target private equity practices, maintenance enforcement, or tenant protections—WPR issues stem from low supply/scarcity enabling predation. MHARR: Bill could harm by conflating HUD Code homes with modular, without zoning remedies. manufacturedhousingassociationregulatoryreform.org nlihc.org Unmodified, it fails to reduce rents via placement expansion or fix oversight gaps.

Additional FEA Commentary

- **WPR Strengths/Limitations:** Illuminates government failures (fed/state/local "allowing" issues, per Philby) and private equity role (80 WI parks tied to PE). But omits federal levers (2000 Act preemption) that could override local zoning, per draft/MHARR.[wpr.org](https://www.wpr.org)
- **ROAD Act Context:** Bipartisan passage celebrated for supply incentives, but MHARR amendments needed for preemption/DTS to impact WPR-like squeezes. Without House action/modifications before NDAA finalization, no relief for residents.[banking.senate.gov/manufacturedhousingassociationregulatoryreform.org](https://www.banking.senate.gov/manufacturedhousingassociationregulatoryreform.org)
- **Gemini Confirmation:** Fully aligns; no corrections needed. Draft's triangulated AI (Gemini + this Grok FEA) sets rigor standard, exposing layered narratives (e.g., MHI silence on flaws).
- **Recommendations for Draft:** Add explicit hyperlinks in final (e.g., to [WPR](#), [MHARR White Paper](#)). Part II should expand on ROCs, antitrust paths for evidence-based fixes.

24 web pages

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[... ROAD to Housing Act, passed the full Senate on Thursday, Oct. 9, as part of its version of the National Defense Authorization Act \(NDAA\).](#)

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[“The Senate’s passage of the ROAD to Housing Act is a win for housing affordability and consumers. “Many of the provisions within the bipartisan ...](#)

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[ROAD to Housing Passes Senate - LeadingAge](#)

[... NDAA bill. The Senate on October 9, 2025 passed the Renewing Opportunity in the American Dream to Housing Act of 2025 \(ROAD to Housing Act\) as part of the ...](#)

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[Senate Passes Landmark Bipartisan ROAD to Housing Act](#)

[October 09, 2025. BREAKING: Senate Passes Landmark Bipartisan ROAD to Housing Act. Washington, DC – Today, U.S. Senator Elizabeth Warren \(D ...](#)

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[Bipartisan ROAD to Housing Act Passes in Senate NDAA Bill](#)

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[To increase the supply of affordable housing in America. Be it enacted by the Senate and House of Representatives of the United States of ...](#)

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[White Paper Analysis of U.S. Senate 'ROAD to Housing Act of 2025'](#)

[The prohibition of exclusionary zoning under the enhanced federal preemption of the Manufactured Housing Improvement Act of 2000 \(2000 Reform ...](#)

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[MHARR's September 8, 2025, press release supports the ROAD to Housing Act's optional permanent chassis provision but criticizes its failure to ...](#)

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['Restoring and Expanding Affordable Housing Role of Manufactured Homes'–MHARR Letter Cites 2000 Reform Act, "Enhanced Preemption" Much More...](#)

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[But they argue the bill is fundamentally flawed because it: Fails to enforce enhanced federal preemption under the MHIA 2000, allowing ...](#)

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[MHARR Washington, D.C. Update - Report and Analysis for ...](#)

[The main focus of this communication, however, is the program's failure – for 25 years – to enforce the enhanced federal preemption of the 2000 ...](#)

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[Enhanced Federal Preemption: MHI's silence on enforcing the 2000 Reform Law's preemption and adopting MHARR's stronger language indicates ...](#)

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Response B

Fresh Facts-Evidence-Analysis (FEA) Check on MHPProNews Pre-Publication Draft

This FEA is a triangulated verification using multiple AI systems (Grok, cross-checked against Gemini's prior analysis in the draft), human-curated sources, and real-time online research. It confirms, corrects, or clarifies claims in the draft PDF titled *2Draft4AiChkManufacturedHomesLargestUnsubsidizedHousingSqueezedBecauseFedStateLocalGovtAllowItNPRAffiliateMayLeanLeftbutPointFactsROADbillIgnoresWilllawmakersFixActFEA-MHPProNews.pdf*. The analysis focuses on accuracy, omissions, support for statements, and policy implications. All significant claims are backed by evidence with plain text hyperlinks.

1. Verification of WPR Article Inclusion and Text Match

Query: Does the draft link both the original WPR article and provide a download? Does the text in Part I match the WPR content, with disclosures about removed photos/captions?

Conclusion: Yes, confirmed. **Evidence/Analysis:** The draft explicitly states it includes the WPR article text under fair use, with links to the original at WPR.org and a download option. Part I disclosures note omissions of "listen to" prompts, reading times, and photo captions—accurately reflected. A full extraction of the WPR page shows near-identical text to the draft's Part I, with minor formatting differences (e.g., bullet points, hyperlinks). No substantive discrepancies; e.g., key quotes like Cindy Philby's ("They are squeezing everybody in this park to death") and resident complaints match verbatim.wpr.org

2. Absence of Key Terms in WPR Article

Query: Does the WPR article include terms like "enhanced preemption," "rent control," "ROC" (resident owned communities), "Manufactured Housing Improvement Act of 2000," "antitrust," "RICO," "Hobbs Act," or "ROAD to Housing Act"?

Conclusion: No, none are present. **Evidence/Analysis:** A full-text search of the WPR article confirms zero mentions. The draft's WORD search claim is accurate. WPR focuses on descriptive reporting of resident woes (e.g., rent hikes, poor maintenance, regulatory patchwork) but omits systemic policy solutions like federal enhanced preemption (under the 2000 Act, which overrides local zoning barriers), rent stabilization, ROCs as ownership models, or legal actions (antitrust/RICO/Hobbs). It also predates Senate passage of the ROAD Act (Sep 30 vs. Oct 9, 2025), so no mention is expected.wpr.org

Missing Term/Concept	Relevance to WPR-Illustrated Problems	Why Absent in WPR?
Enhanced Preemption (Manufactured Housing Improvement Act of 2000)	Could override local zoning excluding manufactured homes from neighborhoods, increasing supply and reducing park dependency/rents.	WPR notes zoning exclusions but offers no federal fix.
Rent Control	Temporary relief from "surging rent" hikes (e.g., Philby's 18%+ increase).	No discussion; focuses on hikes without remedies.
ROC (Resident Owned Communities)	Empowers residents to buy/operate parks, countering private equity "predation."	Absent; WPR mentions co-ops elsewhere but not here.
Antitrust/RICO/Hobbs Act	Potential suits against monopolistic PE practices or extortionate rents/maintenance neglect.	No legal strategy suggestions.
ROAD to Housing Act	Bipartisan bill passed Senate Oct 9, 2025; draft critiques its unmodified flaws.	Article dated pre-passage.

3. Factual Accuracy of Draft Statements

Query: Are there any factually inaccurate statements in the draft?

Conclusion: No. All core claims verified as accurate. **Evidence/Analysis:**

- **NPR Affiliate Lean:** WPR/Wisconsin Watch is NPR-affiliated; described as left-leaning in draft—fair, given investigative focus on corporate/PE critiques without balancing industry views.wpr.org
- **Resident Quotes:** Match WPR exactly (e.g., Philby: "No one in this park can afford an attorney... The federal government's allowing them to do it").wpr.org
- **PESP References:** Draft cites PESP on PE woes at RHP Properties, Impact Communities (Rolfe/Reynolds). Confirmed: PESP tracker lists 80+ WI parks PE-owned, including such operators; MHProNews prior reports align.pestakeholder.orgmanufacturedhomepronews.com
- **Rep. Scott Krug Quote:** Matches WPR: Calls manufactured homes “a forgotten segment” needing state action.wpr.org
- **ROAD Act Passage:** Senate passed Oct 9, 2025, via NDAA amendment—verified. Draft notes MHARR critique on undermining HUD preemption: Accurate per MHARR white paper.banking.senate.gov/manufacturedhousingassociationregulatoryreform.org
- **Gemini Outputs:** Draft's Gemini fact-checks (e.g., WPR insightful but no solutions; ROAD won't fix roots) confirmed accurate by this FEA.

4. Support for Significant Statements

Query: Is each significant statement supported by linked information?

Conclusion: Yes. **Evidence/Analysis:** Draft uses plain text hyperlinks (e.g., to MHProNews reports, MHARR, PESP). Examples:

- WPR text: Directly embedded with source link.wpr.org
- MHARR on ROAD: Links to analyses critiquing zoning/DTS omissions.manufacturedhousingassociationregulatoryreform.org
- PESP/Alden Homes of America: Supported by MHProNews update and PESP tracker. This aligns with draft's FEA model.pestakeholder.org

5. WPR's Solutions Assessment

Query: Did WPR offer practical solutions to underlying problems?

Conclusion: No, but insightful reporting. **Evidence/Analysis:** WPR highlights issues (e.g., unlicensed parks, rare inspections, PE rent hikes) via resident stories and data (e.g., 30%

expired licenses, only 15 inspections 2022-Feb 2025). Suggestions are vague: More inspections/staff (needs legislation), local delegation, AB 424 (Krug's bill for notices/evictions). No specifics like enhanced preemption enforcement, DTS for financing, ROCs, or rent controls. Contrasts with neighbors (MI/MN models). Draft's critique fair—WPR illustrates pain without policy levers.wpr.org

6. ROAD Act Impact on WPR Concerns

Query: Will the unmodified ROAD to Housing Act of 2025 fix ANY WPR concerns if passed via NDAA?

Conclusion: No, highly unlikely to fix root causes. **Evidence/Analysis:** Bill (S.2651) passed Senate Oct 9, 2025, as NDAA amendment; now House-bound. MHProNews provisions (e.g., optional chassis, grants) are minor positives but ignore:

- **Zoning/Preemption:** Fails to mandate HUD enforcement of enhanced preemption vs. local barriers—WPR notes exclusions trap residents in parks.manufacturedhousingassociationregulatoryreform.org
- **Financing/Predation:** No DTS fix for chattel loans (high rates exacerbate affordability); no anti-PE measures for rents/maintenance.
- **Regulatory Gaps:** No state oversight reforms; WPR's WI-specific issues (DSPS failures) unaddressed. MHARR: Bill conflates manufactured/modular housing, risks affordability without bottlenecks fixed. Gemini's draft assessment confirmed/clarified: Minor chassis tweak won't curb PE "squeezing" or enforcement lapses.

• Search Results



- [Wisconsin residents feel stuck as private equity buys up ... - WPR](#)

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- [Housing Archives - WPR](#)

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- [\[PDF\] ROAD to Housing Act of 2025 Section by Section](#)

- [This section updates the federal definition of manufactured housing to include modular and prefabricated units not built on a permanent chassis to encourage ...](#)

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- [Landmark Housing Legislation Passes in Senate](#)

- [With the Senate passage of the NDAA, the ROAD to Housing Act will now be considered as part of the House version of the NDAA.](#)

- [nar.realtor](#)

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- [Arnold Ventures Commends Senate Passage of ROAD to Housing Act](#)

- [The legislation strengthens opportunities for veterans, rural families, and those rebuilding after disasters while preserving and expanding ...](#)

- [arnoldventures.org](#)

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- [Text - S.2651 - 119th Congress \(2025-2026\): ROAD to Housing Act ...](#)

- [To increase the supply of affordable housing in America. IN THE SENATE OF THE UNITED STATES. August 1, 2025. Mr. Scott ...](#)

- [congress.gov](#)

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- [Senate Passes Landmark Bipartisan ROAD to Housing Act](#)

- [October 09, 2025. BREAKING: Senate Passes Landmark Bipartisan ROAD to ... Housing, and Urban Affairs in July with a unanimous 24-0 vote.](#)

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- [16-2 "Road to Housing Act of 2025"](#)

• [To become law, the bill needs to pass both the House of Representatives and the Senate. NLIHC will be monitoring the bill's progress and will ...](#)

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- [White Paper Analysis of U.S. Senate 'ROAD to Housing Act of 2025'](#)

• [... "Manufactured Housing Act of 2025," was offered in May 2025 by Rep. ... ROAD Bill provides for grants to certain manufactured housing communities.](#)

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- [The Senate has passed the bipartisan ROAD to Housing Act, the first ...](#)

• [1\) Reduce Parking Minimums 2\) Eliminate exclusionary zoning and allow 1 to 4 units on all lots 1% increase in rent compared to 14% 12% increase ...](#)

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- [Letter to Senate on ROAD to Housing Act | Bipartisan Policy Center](#)

• [we urge you to bring the ROAD to Housing Act of 2025 to a full Senate vote. The comprehensive housing package passed out of the Senate Banking ...](#)

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- [National Housing Crisis Task Force applauds ROAD to Housing Act](#)

• [This section updates the federal definition of manufactured housing to include modular and prefabricated units not built on a permanent chassis ...](#)

- [nationalhousingcrisis.org](#)

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- [ROAD to Housing Passes Senate - LeadingAge](#)

- [The Senate on October 9, 2025 passed the Renewing Opportunity in the American Dream to Housing Act of 2025 \(ROAD to Housing Act\) as part of the National Defense ...](#)

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- [Senate Passes ROAD to Housing Act as Part of Defense Bill - NH&RA](#)

- [The Renewing Opportunity in the American Dream \(ROAD\) to Housing Act passed the Senate as a manager's amendment to the 2026 National Defense ...](#)

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- [The ROAD to Housing Act | America's Credit Unions](#)

- [... Renewing Opportunity in the American Dream to Housing Act of 2025, or as it was meant to be shortened, the "ROAD to Housing Act of 2025." We ...](#)

- [americascreditunions.org](#)

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- [Senate Passes ROAD To Housing Act](#)

- [The bipartisan Renewing Opportunity in the American Dream \(ROAD\) to Housing Act package addresses challenges across the housing ecosystem. S ...](#)

- [nationalmortgageprofessional.com](#)

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- [NAR Applauds Senate Passage of the ROAD to Housing Act](#)

- [... Renewing Opportunity in the American Dream to Housing Act of 2025 \(ROAD to Housing Act\) as part of its version of the National Defense ...](#)

- [nar.realtor](#)

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- [Senate Passes Gallego-Backed Bipartisan Housing Package](#)

- [Senate Passes Gallego-Backed Bipartisan Housing Package. The historic ROAD to Housing Act is a critical first step in addressing Arizona's housing crisis.](#)

- [gallego.senate.gov](#)

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• [Copilot: 'MHI Pushing Flawed Bill' Silence on MHARR's Critique Suggests Strategic Avoidance or Tacit Endorsement of ROAD to Housing Act 2025 ...](#)

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- [The ROAD to Housing Act is a dead end for Republicans - The Hill](#)

• [The ROAD Act isn't a compromise — it's a progressive housing agenda in bipartisan packaging. And it's unnecessary. We don't need to funnel ...](#)

- [thehill.com](#)

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• [The "ROAD to Housing Act" includes 40 provisions covering financial literacy, housing supply, manufactured housing, homeownership, program ...](#)

- [nlihc.org](#)

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- [What's in the ROAD to Housing Act of 2025? | Bipartisan Policy Center](#)

• [Share · Proposes reforms to federal homelessness programs to increase funding consistency, streamline lease-up processes, improve coordination ...](#)

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- [If Not Amended Does ROAD to Housing Act Risk Less Affordable ...](#)

- [MHARR warns that if the language in the bill isn't amended, and should the bill become federal law, it may well undermine other laws that could ...](#)

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- [Twenty-three private equity firms own over 1,800 manufactured housing parks in the U.S. with over 377,000 lots. Three of the four largest private equity firms ...](#)

- [pestakeholder.org](#)

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- [Manufactured Home Community Owners - mhphoa](#)

- [PESP Private Equity Stakeholder Project. PESP Private Equity Manufactured Housing Tracker -- A current list \(July 2025\) of private equity-owned manufactured home ...](#)

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- [Private Equity Stakeholder Project \(PESP\) Manufactured Home ...](#)

- [The Private Equity Stakeholder Project \(PESP\) updated their Private Equity Stakeholder Tracker for manufactured home communities \(MHCs\) on September 13, 2024.](#)

- [manufacturedhomepronews.com](#)

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- [Private Equity Stakeholder Project PESP - We identify and engage ...](#)

- [The Private Equity State Risk Index reports on 16 key measures that reflect the tangible risks private equity poses to workers and jobs.](#)

- [pestakeholder.org](#)

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- [New tool tracks private equity ownership of manufactured housing ...](#)

- [A first-of-its-kind tool monitoring private equity and hedge fund ownership of manufactured housing communities in the US.](#)

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- [RHP Properties Announces Purchase of 50 Manufactured Home ...](#)

- [RHP plans to spend over \\$7.5 million in the first 18 months of ownership on utility upgrades, roadwork, and amenity upgrades, such as ...](#)

- [housingalliance.us](#)

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- [Owners of manufactured homes get little protection as private equity ...](#)

- [About a week after the private Equity Firm took ownership, they announced lot rent was going to double. Every single person there decided to not ...](#)

- [reddit.com](#)

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- [Manufactured Home Communities: America's Home® | RHP ...](#)

- [As the nation's largest private owner & operator of manufactured home communities, RHP Properties puts its residents first. Live Life. Live it Here.®](#)

- [rhp.com](#)

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