

2 Pre-publication draft for third-party artificial intelligence (AI) facts-evidence-analysis (FEA) check of the developing report for MHProNews as shown below.

‘Extreme Shortage Low-Income Housing’ ‘Manufactured Homes Important’ CBS News Spotlight Rent Control. Are Democratic Lawmaker ‘Solution’ a Tourniquet to Slow Bleeding or an Authentic Fix? FEA



"When my lot rent goes up, I can't just leave, it's not that simple. My home isn't truly mobile," [manufactured home community resident Sammi] Silver [said](#). "It costs thousands of dollars to move, and most parks won't even take a house over five years old." Multiple times a year there are mainstream news articles that deal with the issue of some form of rent control for land-lease communities in this or that state or local jurisdiction. Sometimes [bills at the national level make mainstream news](#). Whether a bill passes into law or not, one result is a steady stream of media coverage that largely is a problematic reflection on the HUD Code manufactured home industry. As Manufactured Housing Institute (MHI) linked [Darren Krolewski said \(reported by MHProNews and MHLivingNews,](#) but what about others?) **"I think one of the challenges we have as an industry is that there is not enough positive news about manufactured housing to counter the negative."** While [Krolewski](#) cited other examples, he [specifically named](#) **"unreasonable rent increases"** in land lease communities. there may be more subtle impacts from this pattern, which in this specific instance reported by [left-leaning CBS News](#) (see Part I for the

opening quote in context) is pending legislation in Minnesota (see Part II). As [MHProNews](#) has frequently noted, the behavior that is attracting this negative attention from unhappy residents, by lawmakers, nonprofits beyond MHI, other affordable housing advocates and mainstream media curiously does not seem to keep MHI and/or MHI linked state associations from passing out awards or failing to enforce the [MHI/National Community Council](#) (NCC) so-called [Code of Ethical Conduct](#) by those credibly accused of 'predatory' or even illegal behavior.

But there is more to know, because in Maine, a new law there is reported by another *CBS News* outlet to be having the "opposite" of its intended effect. See that in Part III.

<https://www.youtube.com/watch?v=YeLMUAtT5zY>

While the reports by CBS are useful, they are also arguably lacking. Who says? Here is an example of that point from third-party artificial intelligence (AI) powered Gemini. Part IV #3 has the full thread that produced this response.

Inherent Weakness of the Pending MN Bill:

- It is **fair to say** the CBS reports, while offering useful information on resident hardship (e.g., skyrocketing rents and residents fighting for a bill of rights in Minnesota), do not inherently contain the historical and national context that would point to the *inherent weakness* of the proposed law.
- **CBS Connecting the Dots:** I was **unable to find any example** of a report by CBS News or its affiliates that **explicitly connects the dot** between their Minnesota report on residents fighting for a bill of rights and their own affiliated reports on the negative/opposite effects of similar rent-control laws in **Maine**.

There is much more to know. This [MHVille FEA](#) is underway.

FEA

FACTS-EVIDENCE-
ANALYSIS

"Analytical journalism is the highest style of journalism." - Diana Dutsyk

... the personal courage of the journalist is important, he should not be afraid to go against the bosses, should not call white black. He [the analytical journalist] cannot distort the truth.



FACTS



EVIDENCE



ANALYSIS



Part I. From [CBS News at this link here](#) and provided under [fair use guidelines](#) for media

[MHPProNews](#) notes that while the report that follows has useful information, it is lacking key details. More on those oversights/omissions are found in Part II and Part III

Manufactured home park residents fighting for bill of rights in Minnesota

By

Jason Rantala

Updated on: October 30, 2025 / 5:29 PM CDT / CBS Minnesota

Minnesota manufactured home park residents and lawmakers are speaking out against what they say are skyrocketing rents and unsafe living conditions. At the Minnesota State Capitol Thursday, they placed the blame on out-of-state private equity firms that have been

purchasing these communities in recent years. State Sen. Liz Boldon and state Rep. Matt Norris, both Democrats, were authors of companion bills, introduced earlier this year, that would cap annual lot rent increases to 3% and give residents a chance to purchase the lot they live on. "I had to go back to work after 30 years of hard work at UPS to afford my lot rent now," said Gwen Elliott, who lives in a manufactured home park in Blaine. Sammi Silver, who lives in a Lake Elmo community, said her rent went up more than 40% in the past five years.

"When my lot rent goes up, I can't just leave, it's not that simple. My home isn't truly mobile," Silver said. "It costs thousands of dollars to move, and most parks won't even take a house over five years old."

The lawmakers behind the bill for manufactured home park residents hope it gains some traction after getting stuck in committees last session.

Over the next several weeks, hundreds of manufactured home park residents will be holding forums with lawmakers in at least 10 districts across the state.

Part II. From sources as shown about Democratic-Farmer-Labor (DFL) legislation pending in MN, which is the focus of the report by CBS News in Part I.

1) To explain why Democrats are known as the DFL in MN is the following.

The Democratic Party is called the DFL in Minnesota because in 1944, the state's [Democratic Party](#) merged with the [Farmer-Labor Party](#), creating the Democratic-Farmer-Labor (DFL) Party. This new party combined the Minnesota branches of both organizations, and the DFL continues to operate as the state's Democratic Party today.

2) [HF 2381 Status in the House - 94th Legislature](#) (2025 - MN Revisor's Office)

3) [SF 2691 Status in the Senate - 94th Legislature](#)

4) Per the [MN Senate](#) 1 pager.

Manufactured Home Park Resident

Bill of Rights (HF 2381, SF 2691)

PROBLEM:

The nation is facing an extreme shortage of low-income housing and Minnesota is no exception. Manufactured homes are an important source of affordable housing and fill an

important need in the overall housing market. Manufactured homes provide housing to nearly 180,000 Minnesotans, almost all of whom are classified as low or very low income.

That's why this legislation and the protections it provides these residents is so important.

SOLUTION:

Limiting Rent Increases and Late Fees

Frequently, lot rent increases at excessive rates of 10% or more, leaving people who live on fixed or low incomes in financial crisis. This bill adds clarity to the existing requirement in state law for "reasonable" rent increases by explicitly limiting rent increases to 3% annually, putting lot rent increases consistent with standard cost-of-living adjustments. It also tackles excessive late fees by limiting the fees to 8% of late rent payments.

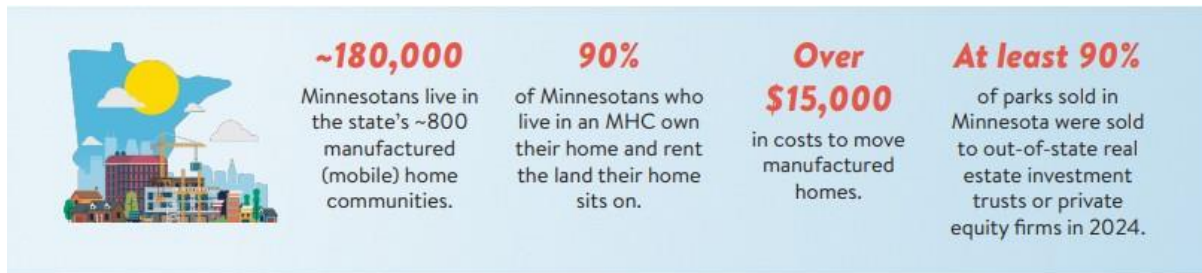
Opportunity to Purchase

A major aspect of this bill grants tenants the opportunity to purchase (OTP). This ensures that homeowners have an opportunity to purchase the land beneath their homes when their communities are for sale. OTP balances the property rights of the homeowners and the community owners creating a balanced system that benefits all parties.

Improved Protections

By strengthening resident rights and protections, this legislation evens the playing field so residents can't be taken advantage of by predatory owners. Some of the improved protections include:

- creating a pathway to make community owners pay for damages and costs they cause,
- requiring community owners provide clear billing for services provided,
- instructing community owners to offer varied payment methods other than digital,
- holding community owners accountable for timely removal of dangerous trees,
- ensuring community owners pay for utility repairs and allowing residents to give access to the park to utility providers.



5) *MHPProNews* notes that this legislative '1 Pager' fails to address the supply side of the problem. It also fails to address what occurred in Maine when a 'rent control' law was enacted there. Once passed, community operators quickly moved to increase site fees, as CBS 13 wgme.com reported. So, instead of slowing site fee hikes, it accelerated them as community operators reportedly moved to 'get ahead' of that law before it went into effect.

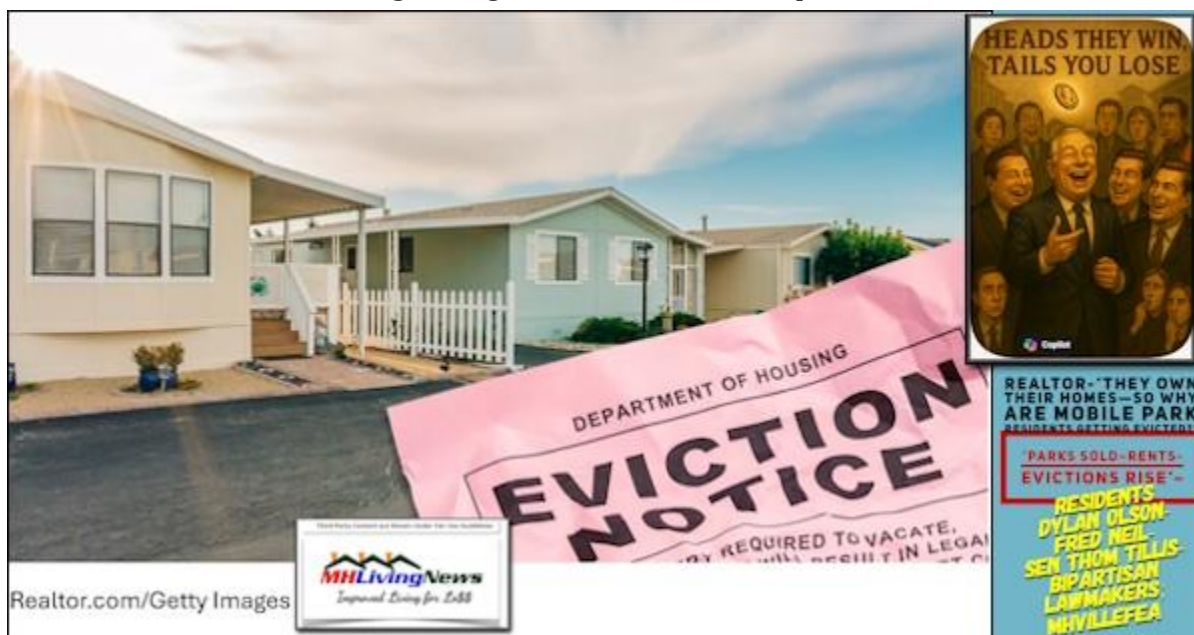
MHPProNews and *MHLivingNews* have reported for years our [multiple third-party validated FEA supported editorial stance](#) that a mix of vigorous existing law enforcement is necessary to deal with predatory operators plus bringing new supply and access to more resident-owned sites.

[caption id="attachment_222393" align="aligncenter" width="600"]



<https://www.manufacturedhomelivingnews.com/manufactured-homeowner-rhp-properties-community-resident-fred-neil-dover-city-council-president-exclusive-on-new-state-law-possible-example-to-protect-residents-and-stop-fraud-by-sta/>

[caption id="attachment_217838" align="aligncenter" width="600"]



<https://www.manufacturedhomelivingnews.com/reactor-they-own-their-homes-so-why-are-mobile-park-residents-getting-evicted-parks-sold-rents-evictions-rise-residents-dylan-olson-fred-neil-sen-thom-tellis-bipartisan-lawmakers-nhvillefa/>

[caption id="attachment_217193" align="aligncenter" width="600"]

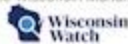


Fred Neil, over 20 year manufactured homeowner and resident in a land lease community operated by MHI member RHP Properties.

<https://www.manufacturedhomepronews.com/mobile-and-manufactured-home-residents-and-staff-in-predatory-mhc-managed-properties-can-cope-in-with-whistleblower-tip-hell-of-a-job-plus-sunday-weekly-mhville-headlines-in-review/>



Steve Carlson, a retired social worker and organizer from Washburn County, knocks on doors in the Birch Terrace Manufactured Home Community through his current role as president of the Wisconsin Manufactured Home Owners Alliance, June 21, 2025, in Menomonie, Wis. (Joe Timmerman / Wisconsin Watch)



October 20, 2025 <https://www.manufacturedhomepronews.com/manufactured-homes-largest-unsubsidized-housing-squeezed-because-fed-state-local-govt-allow-it-npr-affiliate-may-lean-left-but-point-to-facts-road-bill-ignores-will-lawmakers-fix-act/>



<https://www.manufacturedhomelivingnews.com/satirical-consumer-alert-hypocrisy-housing-hijinks-in-mhville-yes-communities-ceo-steve-schaub-honored-by-rv-mh-hall-of-fame-despite-100s-of-resident-complaints-price-rigging-antitrust-suit/>



<https://www.manufacturedhomepronews.com/yes-communities-10b-deal-brookfield-asset-management-bam-flash-report-consolidation-in-manufactured-housing-continues-champion-deal-closed-21st-century-u-s-hrt-m-a-chart-mhville-fea/>[/caption][caption id="attachment_219262" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/yes-communities-steve-schaub-inducted-in-rv-mh-hall-of-fame-rats-among-yes-resident-employee-complaints-plus-class-action-suits-by-residents-are-non-factors-for-mhi-insiders-mhville-fea/>[/caption][caption id="attachment_217422" align="aligncenter" width="600"]



HAUSFELD

FOR THE CHALLENGE

DICELLO LEVITT



**DiCello Levitt and Hausfeld Co-Counsel
in Antitrust Price-Fixing Scheme
to Inflate Housing Costs in
Manufactured Home Communities;**

**'CORPORATE DEATH
PENALTY'
CRIMINAL LIABILITY FOR
DEFENDANTS-FEA**

<https://www.manufacturedhomepronews.com/dicello-levitt-and-hausfeld-co-counsel-in-antitrust-price-fixing-scheme-to-inflate-housing-costs-in-manufactured-home-communities-corporate-death-penalty-criminal-liability-for-defendants-fea/>[/caption]



Frank Rolfe | Dave Reynolds



“One of the big drivers to making money is the ability to increase the rent. If we didn’t have them hostage, if they weren’t stuck in those homes in the mobile home lots, it would be a whole different picture.”

Frank Rolfe, Mobile Home University (MHU).



[caption id="attachment_206354" align="aligncenter" width="675"]



<https://www.manufacturedhomepronews.com/private-equity-stakeholder-project-pesp-manufactured-home-communities-tracker-update-impact-communities-w-frank-rolfe-dave-reynolds-mhpfunds-green-courte-rhp-yes-more-pe-mhcs-list-mhmarkets/>[/caption]

Part III. From [CBS affiliate WGME](#) and provided under [fair use guidelines](#) for [media](#)

<https://www.youtube.com/watch?v=8AXNMuZ-zGU>

Law to protect Maine mobile home residents may be having opposite effect

by [Brad Rogers](#), WGME

Wed, August 27, 2025 at 11:24 PM

Updated Thu, August 28, 2025 at 5:52 AM

ARUNDEL (WGME) -- New state laws in Maine, aimed at protecting mobile home park residents from high rent increases, are now having the opposite effect.

A state lawmaker says they're seeing unusually high rent increases at as many as one third of Maine's mobile home parks, including two more in York County.

Lisa Perry's monthly rent is going up to \$660 at Shady Oaks in Arundel.

"I just about fell over," Perry said.

The California company that bought Shady Oaks in Arundel, Blue Haven in Saco and other mobile home parks is raising lot rents for a second time this year.

"We just got this letter saying we're going to \$660 a month. That's insane," resident Dave Johnson said.

That's rent for the land under the mobile homes. Johnson says like him, most people living at Shady Oaks are retired and on fixed incomes. Many have a disability.

"They don't have ways of getting extra money to cover this," Johnson said. "These people that own the park now, they're just greedy. And they just want more and more and more. And it's not right."

- **Also read:** [Waterville City Council votes to freeze mobile home lot rent increases](#)

"The landlords can do whatever they want here," State Representative Cassie Julia said.

Maine lawmakers say they passed laws to try to prevent rent gouging from displacing people in mobile home parks. They say it feels like owners are using the laws as an excuse to raise rents, when in fact there is no state rent control law.

Greg Payne, the Governor's Senior Adviser for Housing Policy, says rent control was taken out of the bill.

"Rent control did not pass. So, there should not be any reason why lot rents have to be increased in large numbers," Payne said.

Julia did sponsor a new law to develop a rent stabilization ordinance for communities seeing abnormally high rent increases.

- **Also read:** [Rent hikes hit Maine mobile home parks before new state protection takes effect](#)

"There's nothing in my bill that would necessitate raising rents right now," Julia said.

Some mobile home park owners disagree.

The owner of Cole Brown Estates, who just raised lot rents from \$175 a month to \$800, says these laws are a form of rent control, including mediation, now required by law, that could cost him several thousand dollars. The state is now reaching out to the owners of manufactured housing communities to make sure they understand the laws that passed.

"We're just trying to clear up that misunderstanding, and yes, hopefully roll back some of these increases," Payne said.

Back at Shady Oaks, Perry and her neighbor, Muriel Nemet, say they were given no reason for the rent hike.

- **Also read: ['They don't care': Sabattus mobile home park owners blame new state law for \\$150 rent hike](#)**

"I could see going up \$20, \$30 a month. But an extra \$100? That's a lot. Seems like it goes up every year," Nemet said.

The California owners again did not return our calls. Waterville and other Maine communities are now looking to pass a moratorium on rent increases in mobile home parks.

Part IV. Additional information from sources as shown with more [MHProNews](#) Manufactured Home Industry [Expert Commentary](#)

1) MHProNews notes that the MHI-NCC Code of Ethical Conduct is [linked here](#). A special report on that document and how MHI is applying, or failing to apply, its self-proclaimed standards is planned for the near term. Until then, from their document [linked here](#) note the following.

Members agree to engage in conduct and actions that promote and enhance the public image of manufactured housing and land lease manufactured housing communities.

Members agree to promote positive customer and resident relations as an essential responsibility.

Members agree to engage in conduct that respects the interests of customers, residents, vendors, and the general public regarding the manufactured housing industry and manufactured housing community lifestyle.

Members agree to conduct themselves in a professional, courteous, and considerate manner in communications and interaction with other members, residents, vendors, and the general public.

The balance of that document retrieved today is [linked here](#).

2) Multiple peers of UMH Properties led Sam Landy, J.D., have been hit with evidence-based allegations of predatory behavior, antitrust, failure to properly maintain, and other legal claims. Landy, in stark contrast, has focused on keeping site fee hikes lower, resident relations more positive, and has publicly called for tripling the number of communities in the U.S. Landy recently took to HousingWire to amplify parts of his message. Without naming either MHI or MHARR, Landy all but called for MHARR's amendments to be added to the ROAD to Housing Act 2025. As his reward for exercising his right to free speech, fellow MHI member Frank Rolfe called Landy's pro-resident, pro-growth plan "arsine" Rolfe - along with others in the MHI orbit - has been an advocate for thwarting development of manufactured home communities. Their focus is self-declared [consolidation](#) of a '[fragmented](#)' industry. Note that MN's one-pager pointed out that some 90 percent of acquisitions in that state are reportedly by [consolidators](#).

[caption id="attachment_198949" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/umh-properties-fq4-2023-earnings-call-transcript-sam-landy-expansions-greenfield-development-significantly-outperform-stabilized-properties-eugene-landy-build-100000-communities-plus-mhm/>

[/caption][caption id="attachment_202552" align="aligncenter" width="600"]

Frank Rolfe | Dave Reynolds

MHU

IMPACT COMMUNITIES

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Industry News, Tips and More From our Site

Designer

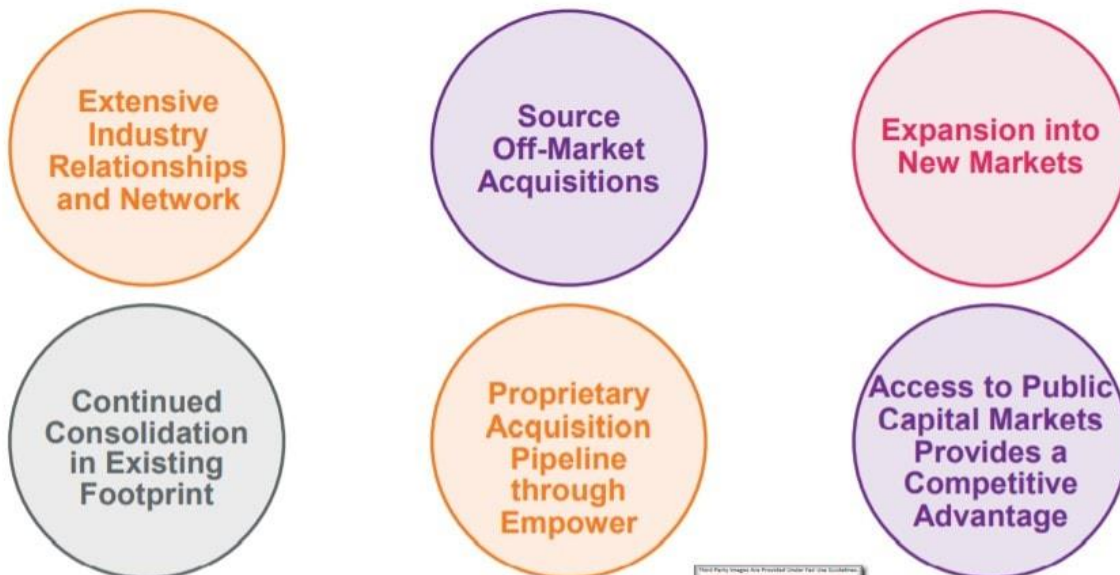
**FRANK ROLFE
DENOUNCES
SPECIAL INTERESTS-**

**'DON'T TELL ME
WE CAN'T SOLVE
AFFORDABLE HOUSING'
TRUTH IS
WE DON'T
WANT TO SOLVE
AFFORDABLE HOUSING'
CALLS UMH-LANDY
PLAN 'ASININE'**

PLUS MHMARKETS

<https://www.manufacturedhomepronews.com/frank-rolfe-denounces-special-interests-dont-tell-me-we-cant-solve-affordable-housing-truth-is-we-dont-want-to-solve-affordable-housing-c/> [/caption]

Consolidation Opportunity Drives External Growth



Expand Portfolio Footprint and Lead Consolidation of Fragmented Industry

Consolidation and fragmentation are not dirty words per se. That noted, as antitrust related issues continue to rise among public officials and policy advocates, questions about the Manufactured Housing Institute (MHI) - which Flagship boasts Nathan Smith was a prior chairman of - what certain lawmakers, regulators - including attorney generals (AGs) have called 'predatory practices' - are more possible red flags. See the balance of this report on MHPProNews along with related linked reports.

[caption id="attachment_145339" align="aligncenter" width="600"]



<https://www.manufacturedhomelivingnews.com/frank-rolfe-says-why-you-should-never-build-a-mobile-home-park-seriously-fact-check-and-analysis/> [caption]
id="attachment_185459" align="aligncenter" width="613"]



Dave Reynolds | Frank Rolfe

"Sure, it sounds unfair. But there's nothing illegal about it." *(Note: the accuracy of that statement is debatable, but it is an accurate quotation).*

"If you like having a monopoly, holding all the cards, knowing the tenants won't move their homes out, never worrying about someone

building a new property near you and taking one of the tenant's biggest assets if they default, then you're going to love mobile home parks."

~ Frank Rolfe, partner of Dave Reynolds, MHI/NCC member and business, and associated in various business deals with several Berkshire Hathaway owned brands. Rolfe and Reynolds are self-declared and apparent partners in Impact Communities, RV Horizons, Mobile Home Univ, the Mobile Home Park Store, etc.

Quoting a source does not imply any endorsement of that person, organization, personal or business ethics, etc. The quote indicates the statement of that party.



"If you like having a monopoly, holding all the cards, knowing the tenants won't move their homes out, never worrying about someone building a new property near you and taking one of the tenant's biggest assets if they default, then you're going to love mobile home parks." Since MHPProNews/MHLivingNews created this quote graphic, [*multiple national antitrust suits were launched on behalf of residents in 2023 which included several MHI member firms as defendants.*](#) See also the report <https://www.manufacturedhomepronews.com/mhu-frank-rolfe-dave-reynolds-rip-biden-regime-tipping-point-no-good-news-disastrous-policies-market-risk-vs-mobile-home-parks/> and others linked from this critical report, analysis and expert commentary.

[/caption][caption id="attachment_145338" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/investors-frank-rolfes-mobile-home-u-thinking-on-why-you-should-never-build-a-mobile-home-park/>[/caption]

[caption id="attachment_218099" align="aligncenter" width="600"]

	MOATS-MATH-MANUFACTURED MYTHS- MANUFACTUREDHOUSING.ORG LINKED NORTHMARQ 'MHC RENT GROWTH' AND OCCUPANCY DATA; MHI TIED FRANK ROLFE V UMH-THE LANDYS-WHO WANTS HOUSING CRISIS SOLVED? MHVILLEFEA
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<https://www.manufacturedhomepronews.com/moats-math-manufactured-myths-manufacturedhousing-org-linked-northmarq-mhc-rent-growth-and-occupancy-data-mhi-tied-frank-rolfe-v-umh-the-landys-who-wants-housing-crisis-solved-mhvillefea/>[/caption][caption id="attachment_152733" align="aligncenter" width="575"]

M&A

Grow retail distribution network

- ✓ Opportunity to expand product offering and enter new geographies

~20% of industry is highly fragmented⁽¹⁾
- ✓ Significant value creation from synergies
- ✓ Track-record of executing accretive acquisitions – Skyline, IBS, Mansfield, Benton

- ✓ Expand retail presence to drive additional sales direct to homebuyer
- ✓ Faster response to market and rollout of streamlined product

Skyline Champion's own Investor Relation packet states that there is only about 20% (+/-) of the market left. There is a potential for millions of housing sales, and the greatest need is on the affordable housing side that traditional manufactured homes have meet for decades. So logically, the greater opportunity isn't in consolidating what remains. Rather, it is to drive business to current production centers and then add additional ones. Given the facts that their leadership stated in an investor call, the question is, where is the logic to focusing on consolidation? Why not focus on growing the industry?

Investor Presentation
 November 2019

(1) Based on data from the Manufactured Housing Institute.

14

Each of these three firms and the one before are 'key' MHI members. Frank Rolfe and his partner have several clear ties to Clayton Homes and MHI. They openly touted monopolistic advantages. Where are the antitrust investigators? [caption id="attachment_214134" align="aligncenter" width="586"]

PROUD MEMBER OF

MHI

MONOPOLISTIC HOUSING INSTITUTE

THE NATIONAL ASSOCIATION SERVING CONSIGNEES OF THE MANUFACTURED HOUSING INDUSTRY

Tim Larson - Director, President & Chief Executive Officer at Champion Homes Building's Community

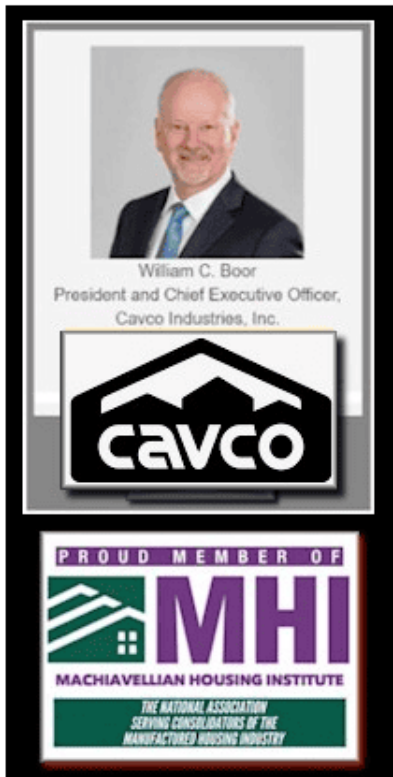
"Spending time with our community customers is among my many highlights of the last 50 days. We are growing with our community customers and are committed to supporting

their mission and goals."

– Tim Larson
 President & Chief Executive Officer (CEO)
 Champion Homes (SKY)

<https://www.manufacturedhomepronews.com/systemic-issue-impacts-companies-investors-consumers-better-understanding-earnings-calls-and-role-of-analysts-using-example-of-champion-homes-q3-2025-earnings-call-transcript-mhville-fea/>
 [caption id="attachment_221637" align="aligncenter" width="667"]

[Cavco Industries](#) (CVCO) [William "Bill" Boor](#) during an earnings call found at this [link here](#), said the following about the legislation moving in Congress.



"If I had a disappointment when I read it and talked to folks about it, it's that Congress is trying to provide some support and funding for community preservation and community development in general, but they tend to be a little bit discriminatory in the ownership of those communities. And so they're very focused on this idea of resident-owned communities. In the right situation, that can be a good solution. Sometimes they aren't everything that the name kind of implies and sometimes they're really not working out well. And so the fact that Congress continued in this bill to kind of leave the very successful for profit community ownership model out was a little bit concerning.

So probably giving you more than you want. I feel like in total, it's a very good step forward. It reflects a lot of the lobbying we've done in D.C. to try to get manufactured housing more part of the conversation. I feel like we're really having some success with it."

<https://www.manufacturedhomepronews.com/cavco-industries-cvco-q1-2026-earnings-call-transcript-ceo-and-mhi-chair-bill-boor-says-ahs-bid-demonstrates-priorities-road-act-china-plus-communities-and-antitrust-clues-mhville-fea/>



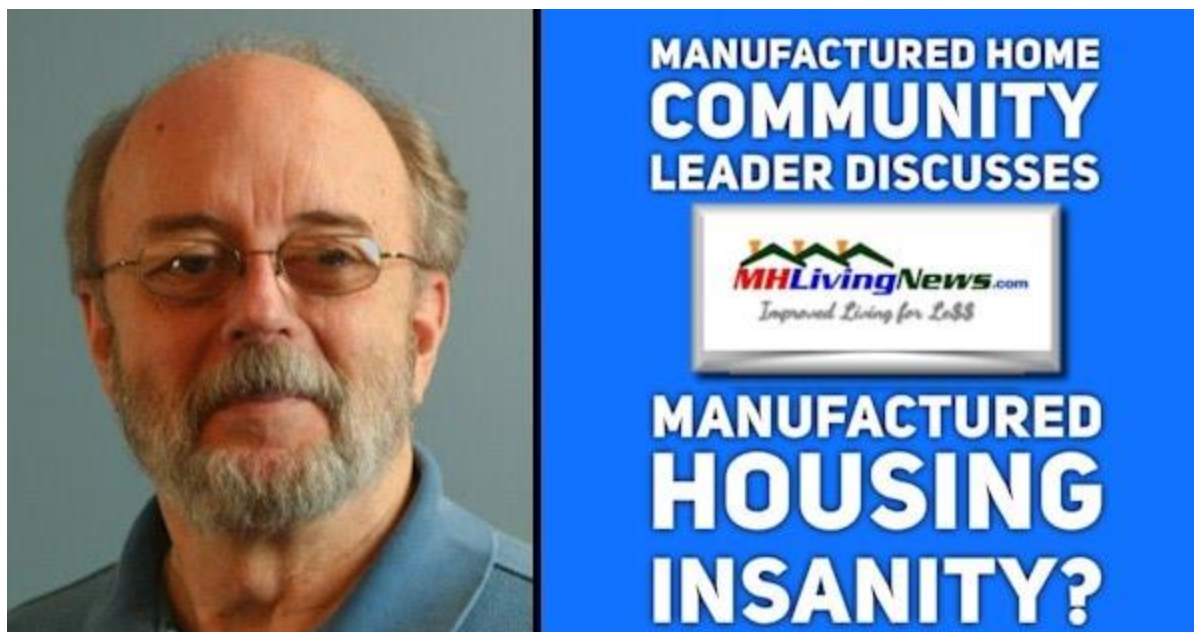
<https://www.manufacturedhomepronews.com/cavco-industries-cvco-q1-2026-earnings-call-transcript-ceo-and-mhi-chair-bill-boor-says-ahs-bid-demonstrates-priorities-road-act-china-plus-communities-and-antitrust-clues-mhville-fea/>
id="attachment_203621" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/hometown-america-to-media-ask-manufactured-housing-institute-ed-bartok-rent-discrimination-case-concerns-hometown-america-desire-to-raise-rents-as-it-sees-fit-des/>[/caption][caption id="attachment_223442" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/covering-the-manufactured-housing-news-or-covering-up-manufactured-home-news-mharr-to-fhfa-on-gses-plan-mharr-director-bill-pulte-letter-mhi-on-pulte-or-fhfa-gses-duty-to-serve-plans-fea/>[/caption][caption id="attachment_145904" align="aligncenter" width="600"]

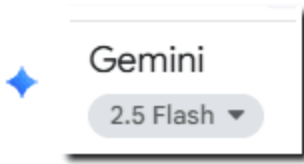


<https://www.manufacturedhomelivingnews.com/manufactured-home-community-leader-discusses-manufactured-housing-insanity/> [/caption]

MHI senior staff and several corporate leaders have demonstrably weighed in to defend the perpetrators of very predatory practices that cause the pushback for manufactured housing that now [ELS owned units](#) Datacomp-MHVillage-MHInsider that company leader [Krolewski](#) that frame the context for his preface-cited remark: "[I think one of the challenges we have as an industry is that there is not enough positive news about manufactured housing to counter the negative.](#)" [Krolewski](#) cited other examples, he [specifically named](#) "**unreasonable rent increases**" in land lease communities. But beyond the periodic fig leaf like their [Code of Ethical Conduct](#) does MHI, MHInsider, or others that operate in that orbit that claim to be trade media spotlight these facts or issues?

To answer that, let's see what third-party AI has to say about these issues and concerns.

3) In an input-inquiry (Q&A, discussion, research response request) by *MHProNews* with left-leaning Google's artificial intelligence (AI) powered Gemini is the following response on this date to do a pre-publication FEA check of the [initial draft version of this report linked here](#). Note that as a result of the remarks below a pull quote has been inserted into the preface of this report.



Analysis

Based on your request, I have performed a facts-evidence-analysis (FEA) check of the pre-publication draft article.

Analysis of Article Drafting and Journalism Process

Pre-publication Draft and AI/HI Roles:

- **Prior View:** As a large language model, I do not retain memory of past conversations outside of our current session. I have not "seen this pre-publication draft before"; I am analyzing it now based on the content you provided and uploaded.
- **Human Intelligence (HI) with Artificial Intelligence (AI):** It is **apparent** that this article was drafted by **Human Intelligence (HI)** and is now turning to **AI** for an accuracy and analysis check. The file name (Alpre-PublicationFEAcheck...) and the opening text explicitly state this: "Pre-publication draft for third-party artificial intelligence (AI) facts-evidence-analysis (FEA) check of the developing report for MHProNews...".
- **HI with AI in Journalism:** This is an example of **HI leveraging AI in journalism**.
 - **Benefits:** The process of using AI for a formal FEA check on a human-drafted article can enhance accuracy, consistency, and depth of analysis by rapidly cross-referencing claims against a vast database of information and public records. This benefits:
 - **Regular Readers/Serious Researchers:** By increasing the likelihood of an accurate, well-supported final publication.
 - **Affordable Housing Advocates/Public Officials:** By providing a more thoroughly vetted document for use in policy discussions and advocacy.

- **Media:** By offering a journalistic model that combines human judgment and narrative creation with algorithmic verification.
-

FEA of CBS News Content and the Minnesota Bill

CBS News Use and Crediting:

- The draft article's front page snippet directly quotes a resident cited in a CBS Minnesota report: "`When my lot rent goes up, I can't just leave, it's not that simple. My home isn't truly mobile,' [manufactured home community resident Sammi] Silver said. 'It costs thousands of dollars to move, and most parks won't even take a house over five years old.'" The title also references "CBS News Spotlight".
- While I cannot make a legal determination on **fair use**, the material appears to be **quoted and credited** by referencing the network and citing a link/caption for further context.

Inherent Weakness of the Pending MN Bill:

- It is **fair to say** the CBS reports, while offering useful information on resident hardship (e.g., skyrocketing rents and residents fighting for a bill of rights in Minnesota), do not inherently contain the historical and national context that would point to the *inherent weakness* of the proposed law.
- The weakness is suggested by external evidence found during the FEA check: Reports by CBS-affiliated stations in **Maine** indicated that new state laws aimed at protecting mobile home residents from high rent increases were actually having the **opposite effect**. This national perspective provides the necessary evidence (i.e., the "history shown") to conclude that similar proposed state laws, while well-meaning, **may not 'solve'** the underlying issues and instead could be a temporary measure or "tourniquet."

CBS Internal Cross-Reference and "Enhanced Preemption":

- **CBS Connecting the Dots:** I was **unable to find any example** of a report by CBS News or its affiliates that **explicitly connects the dot** between their Minnesota report on residents fighting for a bill of rights and their own affiliated reports on the negative/opposite effects of similar rent-control laws in **Maine**.

- **Enhanced Preemption:** I was **unable to find any example** of a CBS News report from the last decade that mentions the role that "**enhanced preemption**" under the **Manufactured Housing Improvement Act of 2000 (MHIA)** could play in easing pressure on land-lease manufactured home community residents.
 - **Tying in Facts and Evidence:** CBS News has reported on some of the **facts and evidence** in the developing report—specifically, the rise in lot rents and wealthy investors buying mobile home parks. However, the key element of the developing report is the **comprehensive tying together** of that evidence with the unintended consequences of rent-control (Maine) and the potential federal solution of **enhanced preemption**, which CBS News reports do not appear to have done in a single piece.
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FEA on MHI Ethics and Enforcement

Relevance of Fred Neil's Quote:

- It is **relevant** that Fred Neil, a twenty-year manufactured home community resident and a municipal official (Dover Council President), has called MHPNews' deep-dive, connect-the-dots journalism "**a hell of a job**". This quote provides validation from a long-time, politically active resident-advocate for the publication's analytical style and its focus on exposing industry dynamics.

MHI's Code of Ethical Conduct:

- The **Manufactured Housing Institute-National Communities Council (MHI-NCC) Code of Ethics** requires members to "engage in conduct and actions that promote and enhance the public image of manufactured housing" and "promote positive customer and resident relations".
- **Apparent Violation:** The behavior that consistently sparks resident bill of rights and rent control measures—specifically, "**unreasonable rent increases**" and the resulting resident distress—is an **apparent violation** of the MHI-NCC Code of Ethics, as it demonstrably damages the public image and creates negative resident relations.
- **"Fig Leaf" for Optical Reasons:** The draft article's premise that the Code acts as a "fig leaf" is **supported** by the observation that MHI linked media "routinely overlook

or downplay the predatory behavior." The article snippet specifically notes that MHI senior staff and corporate leaders have "demonstrably weighed in to defend the perpetrators of very predatory practices", suggesting the Code's purpose is largely optical.

- **Finding an Enforcement Example:** I was **unable to find ANY explicit example** reported by MHI or an MHI-linked state association where the organization **invoked their code of ethical conduct** to publicly discipline or expel a member for predatory behavior. The code does state that a member "**may be expelled**" for not acting in accordance with the code, but a public record of this action was not found.

--- MHPProNews notes that the [screen capture is linked here](#) that documents the accuracy of the [PDF linked here that contains the full Q&A](#) as shown. ---

4) MHPProNews notes that CBS News now has new leadership.

Israeli state officials openly celebrate Bari Weiss' ascension to run CBS News.

It's because they are passionate supporters of independent media and really believe in feisty heterodoxy. pic.twitter.com/RLDAjEu5UJ

— Glenn Greenwald (@ggreenwald) [October 7, 2025](#)

MHPProNews notes that it remains to be seen what substantive changes, if any, [left-leaning](#) CBS News takes under "Bari Weiss' ascension to run CBS News." That said, MHPProNews has parochially shared insight from Weiss dating back to her departure for the New York Times.

[caption id="attachment_158569" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/masthead/we-are-a-cancer-and-there-is-no-cure-msnbc-producer-ariana-pekary-quits-rips-them-flawed-news-industry-practices-by-left-right-media-names-fox-news/> [caption]

[caption id="attachment_157856" align="aligncenter" width="660"]



“But the lessons that ought to have followed the election...have not been learned. Instead, a new consensus has emerged in the press, but perhaps especially at this paper: that truth isn’t a process of collective discovery, but an orthodoxy already known to an enlightened few whose job is to inform everyone else.”

**- Bari Weiss,
resignation letter to
the New York Times.**



See her scathing letter as part of a new report on MHLivingNews, at this link here.
<https://www.manufacturedhomelivingnews.com/why-are-affordable-manufactured-homes-and-other-types-of-factory-built-housing-so-misunderstood/>



**"AS PLACES LIKE
THE TIMES AND
OTHER ONCE-GREAT
JOURNALISTIC
INSTITUTIONS
BETRAY THEIR
STANDARDS AND
LOSE SIGHT OF
THEIR PRINCIPLES,
AMERICANS STILL
HUNGER FOR NEWS
THAT IS ACCURATE,
OPINIONS THAT
ARE VITAL, AND
DEBATE THAT IS
SINCERE. I HEAR
FROM THESE PEOPLE
EVERY DAY."**

**"AN INDEPENDENT PRESS
IS NOT A LIBERAL IDEAL
OR A PROGRESSIVE IDEAL
OR A DEMOCRATIC IDEAL.
IT'S AN AMERICAN IDEAL,"
YOU SAID A FEW YEARS
AGO. I COULDN'T AGREE
MORE. AMERICA IS A
GREAT COUNTRY THAT
DESERVES A GREAT NEWSPAPER."**

- BARI WEISS,

**IN HER RESIGNATION
LETTER TO THE NEW YORK
TIMES WHERE SHE SERVED
AS AN EDITOR.**



See her scathing letter as part of a new report on MHLivingNews, at [this link here](#).

<https://www.manufacturedhomelivingnews.com/why-are-affordable-manufactured-homes-and-other-types-of-factory-built-housing-so-misunderstood/>[/caption]

5)

6)