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Senator Maggie Hassan (NH-D) recently sent out letters to companies associated with ‘predatory’ land-lease manufactured home community (MHCs) operators:

<https://www.jec.senate.gov/public/index.cfm/democrats/2025/12/senator-hassan-presses-corporate-owners-of-mobile-home-communities-for-answers-on-affordability-and-resident-living-conditions> which to my mind recalls an arguably similar set of letters from Senator Elizabeth Warren (MA-D) in 2019.

<https://www.manufacturedhomelivingnews.com/open-letter-kurt-kelley-joanne-stevens-frank-rolfe-manufactured-housing-review-about-senator-elizabeth-warrens-request-for-information-from-manufactured-home-community-owners/> Several Democrats, including Senator Warren, have made antitrust an issue. Several Democratic lawmakers have visited land-lease manufactured home communities for years, spotlighting predatory behavior by certain community operators, correct? What – if anything – has practically occurred as a result of such letters and behavior? Is there legislation or federal antitrust action that occurred as a result of this?



All



Senators Maggie Hassan and Elizabeth Warren have highlighted concerns about predatory practices in land-lease manufactured home communities, prompting calls for accountability, but concrete legislative or federal antitrust actions directly resulting from their letters have been limited and ongoing.

Background on the Issue

Both Senator Maggie Hassan and Senator Elizabeth Warren have sent letters expressing concerns regarding the affordability and living conditions in manufactured home communities (MHCs), particularly focusing on companies accused of predatory practices such as excessive rent increases, poor maintenance, and eviction threats. Senator Warren notably raised these issues in 2019, while Senator Hassan has continued to press these concerns more recently.

Legislative and Regulatory Responses

While these letters serve to bring public and governmental attention to the issue, there is no clear record that they have directly resulted in specific federal antitrust lawsuits or sweeping federal legislation solely focused on MHC operators as of now. Instead, the effect has largely been to:

- Spur congressional oversight hearings and requests for information from companies managing these communities.
- Encourage discussion within regulatory agencies such as the Federal Trade Commission (FTC) and Department of Housing and Urban Development (HUD) regarding fair practices and tenant protections.
- Influence some states and localities to strengthen tenant protections in manufactured home communities.
- Support broader legislative proposals aiming to increase consumer protections, affordable housing options, or antitrust enforcement generally applicable beyond just MHCs.

Antitrust and Affordability Focus

Several Democratic lawmakers, Senators Warren and Hassan among them, have emphasized the need for antitrust scrutiny in the manufactured housing sector to address market concentration. However, any concrete antitrust action by federal agencies tends to take considerable time after investigations, and visible actions or enforcement against specific companies have not been widely reported or finalized publicly.

Ongoing Nature and Challenges

The manufactured home community sector remains complex, with regulatory authority divided among federal, state, and local jurisdictions. Legislative efforts addressing systemic issues are often incremental. The letters reflect a broader political and advocacy strategy to increase transparency and pressure operators, but significant change requires sustained legislative action, regulatory enforcement, or judicial outcomes, which typically extend beyond initial correspondence.

Summary

- Senators Hassan and Warren's letters brought attention to predatory practices in land-lease manufactured home communities, raising public and governmental awareness.


- These communications have supported oversight initiatives but have **not yet clearly resulted in specific, widely publicized federal antitrust actions or landmark legislation targeting these operators alone.**
- Continued advocacy and legislative proposals seek to improve tenant protections and address affordability issues more broadly.
- The situation involves ongoing developments, with future legislation or enforcement possible as investigations and political will evolve.

For current and precise updates on related legislation or enforcement, official congressional records, DOJ or FTC announcements, and reputable housing advocacy organizations are recommended resources.

This response is based on accessible information about Senator Hassan's and Senator Warren's public roles and activities, recognizing that detailed, up-to-the-minute legislative outcomes may require further specialized research beyond the available web results.

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 See all links

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


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
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