



Has the private equity stakeholder project (PESP) or other land lease manufactured home community advocates suggested that the ban proposed by President Trump on institutional ownership of single family housing should also be applied to land lease manufactured home communities too?



AI Overview

Yes, the **Private Equity Stakeholder Project (PESP)** has publicly stated that the proposed ban on large institutional investors from purchasing single-family homes should also be extended to manufactured home communities and apartments.

In a statement responding to President Trump's proposal, Jim Baker, PESP's executive director, said that while the move to prevent future purchases of single-family homes is welcome, "policymakers shouldn't stop there".

PESP's advocacy for including manufactured housing communities in such restrictions is based on several factors:

- **Widespread issues** Residents in communities owned by private equity firms have reported significant problems, including rent hikes of up to 100%, new junk fees, inadequate maintenance, and aggressive evictions.
- **Market concentration** PESP research indicates that private equity's role in the housing crisis extends beyond single-family homes, with the industry owning over 10% of U.S. apartments and aggressively buying up manufactured housing communities.
- **Vulnerability of residents** Manufactured home owners often own the home itself but not the land, making them particularly vulnerable to the rent increases and poor conditions imposed by corporate landlords because moving the home is difficult and costly.
- **Need for comprehensive action** PESP asserts that robust, comprehensive action is needed across all housing types to protect Americans from the "unfettered greed of private equity landlords".

Other advocates, such as **MHAction**, also work with residents to address these issues and have urged firms to adopt tenant protections, indicating a broader consensus among land lease community advocates for greater regulation of institutional ownership.

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