Pre-publication draft for submission to third-party artificial intelligence (AI) for facts-evidence-analysis (FEA) check for a developing report on MHProNews

Yes! Communities Smacked by PESP Report. Prominent Manufactured Housing Institute (MHI) Member Mute on Concerns Their Rules Risk Resident Lives? FEA

The Private Equity Stakeholder Project (PESP) has issued a report (see Part I) that effectively charges Brookfield Asset Management (BAM) acquired Yes! Communities of putting numbers of Yes! Communities' resident health and lives at risk due to their 'no window AC rule.' As of the date and time shown, an emailed outreach from MHProNews to Yes! Communities' executives Steve Schaub and Cody Pierce have gone unanswered (see Part II). Pierce is a member of the Manufactured Housing Institute (MHI) executive committee (see document and related here). This MHProNews MHVille facts-evidence-analysis (FEA) is underway.

Part I. Per PESP here. The following are provided under fair use guidelines for media.

1. Quoting: **Will Brookfield allow Yes Communities residents to have window air conditioners in their homes?**

The private equity company Brookfield is in the process of acquiring Yes Communities, one of the largest owners of manufactured home parks in the U.S., with about 270 parks and 77,000 home sites.

There have been news reports over the last few years, during some of the hottest summers on record, that Yes Communities threatened residents with lease violations and of being forced out of their homes if they didn't remove window air conditioning units.

2. Per PESP: Manufactured home park residents are at extreme risk of heat deaths | October 15, 2026

Will Brookfield end YES! Communities' window A/C ban?

A 2-year investigation by National Public Radio (NPR), tracking deaths from heat, found that residents manufactured home parks are among the most at risk.

The Knowledge Exchange for Resilience at Arizona State University found that manufactured home residents in Maricopa County, Arizona, are six to eight times more likely to die from heat-related issues than residents in traditional housing. While manufactured homes account for just 5% of the housing in Maricopa County, people who live in manufactured homes account for 30% to 40% of indoor heat deaths.

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Air conditioning saves lives.

The ASU research center found that manufactured home residents who died from heat were twice as likely to NOT have had air conditioning as victims who died in other kinds of homes.

...

"It doesn't make any sense to say, in Arizona, that you can't put this [window A/C units] in your home," the center's director said. The new state law prohibits park owners from banning window A/C units.

Will Brookfield allow YES! Communities residents to have window air conditioners in their homes?

The private equity company Brookfield recently acquired YES! Communities, one of the largest owners of manufactured home parks in the U.S., with about 270 parks and over 80,000 home sites.

There have been news reports over the last few years, during some of the hottest summers on record, that YES! Communities threatened residents with lease violations and being forced out of their homes if they didn't remove window air conditioning units.

YES! Communities' standard **Community Guidelines** for its parks include a provision that strictly prohibits window air conditioners. Tenants are **instructed to sign** these guidelines along with their lease

3. Quoting: Brookfield acquires YES! Communities as housing law leaves gaps

Brookfield closes YES! Communities acquisition amid concerns over manufactured housing protections

Private equity giant now owns one of the nation's largest manufactured housing portfolios as new federal housing law leaves manufactured housing residents behind

WASHINGTON, D.C. — Brookfield Asset Management has disclosed that it deployed its first investment for its Breva H housing strategy into YES! Communities, one of the nation's largest owners of manufactured housing communities with almost 300 parks and over 80,000 home sites in 23 states.

The investment significantly expands Brookfield's presence in one of America's most important sources of affordable housing while raising new questions about protections for manufactured housing residents.

Brookfield's acquisition comes at a time when Congress has taken its first major step toward addressing corporate ownership of housing through the Road to Housing Act. While the law restricts corporate ownership of single-family homes, it largely leaves private equity ownership of manufactured housing communities untouched, even as private equity firms own hundreds of thousands of manufactured housing sites across the country.

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Brookfield now owns one of the country's largest manufactured housing portfolios at a time when residents continue to press for changes at YES! Communities properties. In multiple states, residents have urged the company to end YES! Communities' policy prohibiting window air conditioners. The policy has left some residents facing lease violations or being forced to remove window A/C units despite dangerous summer heat, prompting concerns from residents, advocates, and elected officials. One of the first questions facing Brookfield is whether it will continue that policy or end it.

Additionally, recent reporting found that one YES! Communities property accounted for 160 of the 167 eviction filings in its ZIP code in 2025, making it one of Oklahoma City's highest-volume evictors. ...

"The job isn't finished," **said Jordan Ash, Housing Campaign and Research Director at PESP**. "The new housing law recognizes that private equity's growing influence over housing deserves greater scrutiny. But it leaves manufactured housing residents largely on their own, even as Brookfield becomes one of the country's largest manufactured housing landlords. Families are still dealing with excessive rent increases, serial evictions, maintenance concerns, and even policies restricting window air conditioners during extreme heat. Brookfield now has an opportunity to show residents this acquisition will be different."

"When a new company buys a mobile home community, we fear increased lot rent and other extra fees," **said Mary Davis, a resident of Yes! Communities'** Avon on the Lakes park in Rochester Hills, Michigan.

4. Quoting: [In the News: Manufactured Housing Investors Yes! Communities and Inspire Communities Seize on "Captive Market" - Private Equity Stakeholder Project PESP]

Manufactured housing, also known as "mobile homes", represents "the largest sector of non-subsidized affordable housing in the United States."[1] Comprising about 10 percent of the nation's housing stock, manufactured housing communities are home to 22 million Americans.[2]...

...According to researchers at the Lincoln Institute of Land Policy, parks containing about a fifth of mobile home lots nationwide have been purchased by institutional investors over the past eight years.[5]

Private equity's expansion into manufactured housing spells trouble for residents. In this "captive market", many residents own the home structure itself, but still pay rent for the land their homes sit on. When that lot rent increases, many tenants, especially those on fixed incomes, are unable to weather the cost.[6]

Furthermore, so-called mobile homes are not actually very mobile. Most often, "the structures cannot withstand the move, the costs of moving them are unaffordable, and finding a new spot is untenable."[7] Private equity and other investors prey on this vulnerability to ensure steady revenues, squeezing fast profits out of low-income families and seniors.[8]

In addition to rising rents, tenants also can be subject to increased fees, maintenance issues, and additional rules that regulate day to day matters like street parking and clotheslines.[9]...

5. Yes! is a defendant in the amended national class action antitrust suit.

[caption id="attachment_227681" align="aligncenter" width="600"]

https://www.manufacturedhomepronews.com/case-1-23-cv-06715-filed-01-26-26-judge-franklin-u-valderrama-second-amended-consolidated-class-action-complaint-murex-settled-includes-cooperation-

provision-information-documents-fea/[/caption][caption id="attachment_229795" align="aligncenter" width="600"]

https://www.manufacturedhomepronews.com/court-grants-preliminary-approval-of-class-settlement-with-murex-properties-case-123-cv-06715-judge-valderrama-2nd-amended-class-action-complaint-manufactured-home-lot-rent-antitru/[/caption][caption id="attachment_237229" align="aligncenter" width="600"]

https://www.manufacturedhomepronews.com/defendants-motion-to-dismiss-second-amended-consolidated-class-action-complaint-plus-more-national-class-action-antitrust-lot-rent-price-fixing-case-no-123-cv-06715-updates-mhvi/[/caption]

Part II From the MHProNews email linked here to Yes! Communities.

1.

from: L. A. Tony Kovach [for MHProNews]

to: Steve Schaub @yescommunities.com,
Cody Pearce @yescommunities.com

date: Oct 19, 2026, 9:24 AM

subject: Steve and Cody, media outreach about PESP report

Steve and Cody,

We are planning an article on this topic: Will Brookfield end Yes Communities' window A/C ban?

https://pestakeholder.org/news/will-brookfield-end-yes-communities-window-a-c-ban/

We are inviting you to respond by email to the concerns and allegations raised in that post.

I believe you both know the drill, but for clarity, you can email a statement to me addressing their statement. Please provide that by 2 to 3 PM ET today to insure inclusion in the report tentatively scheduled for tomorrow. Thank you.

latk

--

L. A. "Tony" Kovach
Managing Member
LifeStyle Factory Homes, LLC

DBAs:

MHLivingNews.com | **MHProNews.com** | **HousingWire Contributor**

Connect on **LinkedIn**:

http://www.linkedin.com/in/latonykovach

2. According to Copilot AI search is the following.

The supplied results show **no public response** from Brookfield Asset Management or Yes! Communities to PESP's concerns about window A/C bans, though members of Congress have formally pressed Brookfield for answers.

What the supplied results show

None of the provided sources contain a statement or reply from **Brookfield** or **Yes! Communities** addressing PESP's warnings about extreme-heat risks from window A/C bans. The detailed reporting on the bans describes resident complaints, health dangers, and political pressure, but **no corporate response** is included

Private Equity Stakeholder Project PESP

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Two additional results show **Congressional inquiries**, not corporate replies:

- Members of Congress demanded answers from Brookfield after acquiring Yes! Communities

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- A formal October 13 letter from Reps. Tlaib, Frost, and Vasquez asked Brookfield to address concerns about its treatment of manufactured-housing residents

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2 Sources

These confirm **external pressure**, but again **no documented response** from Brookfield or Yes! Communities.

What PESP and residents have raised

PESP's reporting documents:

- **Strict bans** on window A/C units in Yes! Communities parks, enforced through lease violations and threats of eviction

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- **Severe health risks**, including residents with chronic illnesses, seniors, and disabled individuals suffering in indoor temperatures exceeding 100°F

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- **Government guidance** recommending window A/C units as the safest cooling method during extreme heat

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- **Portable units** being more expensive and less effective, leaving residents in dangerous conditions

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- **State-level concern**, including an Indiana senator urging an Attorney General investigation because the policy "places lives at risk"

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1 Source

If Brookfield and Yes! Communities have not responded: possible implications

Drawing on past MHProNews/MHLivingNews reporting patterns and industry context, several takeaways emerge:

1. Regulatory and political pressure is likely to intensify

With members of Congress already seeking answers

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, a continued lack of response could:

- Increase scrutiny from state attorneys general.
- Invite federal attention, especially given extreme-heat mortality concerns.
- Raise questions about whether private-equity ownership is compatible with resident safety obligations.

2. Brookfield inherits reputational and legal risk

Brookfield's acquisition makes it responsible for Yes! Communities' policies.
If it does not address the A/C ban, it risks:

- Being seen as ignoring a documented public-health hazard.
- Facing lawsuits or regulatory actions tied to preventable heat-related injuries or deaths.
- Damaging its image as a major institutional landlord.

3. MHI leadership may face credibility questions

Cody Pierce's role on the **MHI executive committee** could raise concerns about:

- Whether MHI is adequately representing resident welfare.
- Whether industry leadership is aligned with policies that prioritize aesthetics or uniformity over safety.
- Whether MHI's advocacy is too closely aligned with large operators rather than consumer protection.

MHProNews/MHLivingNews have historically reported that MHI often avoids confronting controversial practices by major member companies. If Brookfield/Yes! Communities remain silent, it may reinforce perceptions that:

- MHI does not intervene when member policies harm residents.
- Industry self-regulation is insufficient.
- External oversight is necessary to protect vulnerable manufactured-home residents.

4. Resident vulnerability becomes more visible

The reporting shows residents who:

- Own their homes but cannot move them due to cost and structural limitations

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- Face medical risks from extreme heat.
- Have limited financial ability to install alternative cooling systems.
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1 Source

A lack of response from Brookfield or Yes! Communities could signal that resident welfare is secondary to aesthetic or operational preferences.

5. Potential for broader industry reform discussions

If the issue remains unaddressed, it may fuel calls for:

- National standards on cooling requirements in manufactured-home communities.
- Limits on aesthetic-based bans that endanger residents.
- Stronger tenant protections in land-lease communities.

Part III.

Part IV.