



PLEASE SUPPORT MANUFACTURED HOME RESIDENTS! PASS HB3526!

Almost 1,000 manufactured home communities in Illinois provide critical affordable housing, but our communities are under threat and families are being priced out and pushed out by predatory speculators.

Across the country, including in Illinois, predatory companies have built a highly profitable business model by exploiting the vulnerability of manufactured/mobile home residents. Their business model relies on the fact the residents are effectively trapped, unable to move the homes they have invested their savings in.

In Illinois in particular, these companies often flout Illinois state law, ignoring and refusing to follow its clear provisions and leaving residents with little recourse.

Park owners dramatically increase lot rents and fees, minimize maintenance, and harass residents with punitive rules and eviction threats – while averaging 20-25% annual profits on the backs of seniors, veterans, people with disabilities and working families. This trend is threatening a critical source of affordable housing suburbs, small cities, and rural areas across Illinois.

HB3526 provides a reasonable first step in curbing the worst of these predatory companies' abuses by:

- Allowing park owners to raise rents 3% or at the rate of inflation (whichever is greater) no questions asked,
- Waiving any limits on lot rent increases in newly constructed parks for 15 years,
- Providing an open and transparent process for reasonable exceptions when increases in property taxes, utility costs or unanticipated major capital costs would push the park into the red,
- Providing residents real recourse if park owners ignore or violate this law as they do others, and most importantly

Help keep people in their homes and protect a critical source of affordable housing!

HB3526 is a reasonable, common-sense approach to protecting Illinois seniors, veterans, people with disabilities and working families from predatory, out-of-state corporate players taking advantage of their vulnerability for massive profits.

Contact Mobile Home Owners Association of Illinois (MHOAI) at 708-351-4389 or Sean McDermott at 312-231-3358 for more information.