

May 8, 2026

Members of the Housing Budget and Policy Bill Conference Committee:

Thank you for the opportunity to submit written testimony on the House and Senate housing budget and policy bills for consideration by the conference committee.

Founded in 1919, Minnesota Realtors (MNR) is a business trade association with over 21,500 members statewide who work with buyers and sellers across all property types and price ranges.

### **Senate Bill (Sections 10 and 12)**

MNR respectfully shares our opposition to the provisions in Section 10--establishing rent control in manufactured home parks--and Section 12--creating a new park resident opportunity to purchase requirement on the sale of all manufactured home parks, which we believe represents significant government overreach into the transfer of private property. While these provisions are well intentioned, we believe they could ultimately hurt availability, investment, and maintenance in manufactured home parks over time.

Although MNR has concerns with these provisions, we support the goal of improving housing stability and affordability through incentives, including grant and loan funding for manufactured home park infrastructure—such as the carve-out of \$5 million for park improvements and infrastructure added on the Senate floor (Sec. 24, Subd. 21).

### **Senate Bill (Section 31)**

We appreciate Sen. Boldon's efforts to refine this language, including an amendment to SF 3173 adopted in the Senate Judiciary and Public Safety Committee and reflected in the Senate's bill, narrowing the market prohibition in the bill as passed out of the Senate Housing and Homelessness Prevention Committee.

MNR continues to recommend legislative consideration of incentive-based strategies that would encourage private equity companies to sell their single-family homes, including:

- Capital gains exemption for investors who sell their single-family homes to owner-occupant buyers.
- Corporate income tax credit per unit sold to owner-occupants.
- Deed tax exemption for investors selling to owner-occupants.
- Investment in first-time and first-generation homebuyer assistance to help these buyers compete more effectively in the market.

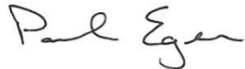
Page 2

- Enacting policies aimed at increasing the supply of housing, which is the most effective way to minimize the role of investors in the market.

In addition, MNR appreciates the provisions in both bills which advance and support homeownership, including: increasing the appropriation for the Greater Minnesota Workforce Housing Development Program (Art. 1, Sec. 2 of the House bill), increasing the appropriation for the Homeownership Education, Counseling, and Training Program (Art. 1, Sec. 3 of the House bill), and creating a Task Force on Housing Taxes and Fees (Sec. 33 of the Senate bill).

Again, thank you for the opportunity to provide written testimony on the House and Senate housing budget and policy bills.

Sincerely,

A handwritten signature in cursive script that reads "Paul Eger".

Paul Eger  
Senior Vice President, Governmental Affairs  
Minnesota Realtors®



May 8, 2026

**Re: Comments on the Housing Finance Omnibus Bill**

Chair Howard, Chair Igo, Chair Port and members of the Omnibus Housing Finance Conference Committee:

On behalf of our 842 member cities, the League of Minnesota Cities appreciates the opportunity to provide comments on the housing appropriations and policy bill as the conference committee reconciles the differences between the House language contained in the second engrossment of HF 1141 and the Senate's language contained in the first unofficial engrossment of HF 1141. We appreciate both the House and Senate's attention this session on the vast scope of housing needs in cities across the state of Minnesota despite budget constraints. While local governments are innovating with limited resources to address locally identified housing needs, an expanded state-local partnership and an increase in housing resources are critical if we are to adequately address housing needs across the state.

***Workforce Housing Development Program – House Language – HF 1141 2<sup>nd</sup> Engrossment – Article 1, Sec. 2***

The League appreciates the House language, which includes an additional one-time increase of \$20 million in FY 2027 for the Workforce Housing Development program. The need for additional workforce housing in greater Minnesota cities is immense to support local economic expansion and ensure that cities can offer new workforce housing opportunities to accommodate job growth. Funding this program with additional resources above base funding will ensure that more workforce housing opportunities are made available in the greater Minnesota cities that need it most.

***Housing Infrastructure Bonds – House Language – HF 1141 2<sup>nd</sup> Engrossment – Article 2, Sec. 1***

We appreciate that both the House and Senate language contain a meaningful authorization of Housing Infrastructure Bonds. The authorization of \$100 million authorization for Housing Infrastructure Bonds is crucial and will help construct and preserve units across the housing spectrum. Housing Infrastructure Bonds continue to be an important and flexible capital investment resource for housing utilized in communities across the state and we appreciate the inclusion of an additional Housing Infrastructure Bond authorization.

***State Housing Tax Credit Changes Benefitting Greater Minnesota – Senate Language – HF 1141 UE – Sec. 27***

The League appreciates the Senate's inclusion of League-supported language that would allow projects in Greater Minnesota that receive market-rate workforce housing development funding to receive contributions from the State Housing Tax Credit without being restricted income. This change reflects the reality in many Greater Minnesota communities, where the most urgent need is housing for working families who do not qualify for income-restricted units but still cannot find available homes.

***State Housing Tax Credit Geographic Distribution***

The League appreciates both the House and Senate language addressing the geographic distribution of State Housing Tax Credits. Providing a set aside to ensure development projects located in communities in the seven-county metropolitan area and communities in greater Minnesota have equitable access to this critical resource will create more predictability in the tax credit process. We prefer the House language contained in Chair Igo's HF 3902, which addresses the geographic distribution by setting aside tax credits proportionate to greater Minnesota's share of the state's population.

Thank you for your consideration

Sincerely,

A handwritten signature in black ink that reads "Daniel Lightfoot". The signature is written in a cursive style with a long horizontal stroke at the end.

Daniel Lightfoot  
Senior Intergovernmental Relations Representative  
League of Minnesota Cities

Housing Omnibus Conference Committee  
Minnesota State Capitol  
75 Rev Dr Martin Luther King Jr Boulevard.  
Saint Paul, MN 55155



Dear Co-Chairs and Members of the Committee,

May 8, 2026

The Minnesota Consortium of Community Developers (MCCD) is an association of nonprofit community development organizations and Community Development Financial Institutions (CDFIs) committed to expanding the wealth and resources of communities through housing opportunities and economic development initiatives. We represent nonprofit affordable housing developers and operators working across Minnesota, providing both rental and homeownership opportunities. Our members support the development of housing across our entire state and house our local workforces, seniors, families, and people exiting homelessness in need of supportive services.

**We ask that, as you consider both HF 1141 and SF 203, you prioritize the following investments:**

**\$100 Million in Housing Infrastructure Bonds**

We are particularly encouraged by the new authorization of \$100 million in Housing Infrastructure Bonds (HIBs) included in HF 1141. HIBs are our state's most important capital tool to build and preserve homes, and new HIBs will support the development of critically needed affordable housing. Increasing housing supply is essential to ensuring that all communities, especially those historically underserved, have access to safe, stable, and affordable homes.

**\$40 Million for FHPAP**

We strongly support the one-time investment into the Family Homeless Prevention and Assistance Program. This critical program keeps families in their homes when they experience difficulty paying their rent, before they have to experience the trauma of homelessness. When families have access to emergency rental assistance, we can also better support affordable housing providers and ensure that they can continue to provide critically needed affordable housing options across Minnesota.

**\$20 Million for Workforce Housing Development**

We also support the \$20 million increase to the Workforce Housing Development Program. This important program increases our state's ability to build workforce rental housing in Greater Minnesota by leveraging local resources and is a vital tool to ensure that we keep pace with the demand for new homes.

**Invest in Supportive Housing**

We respectfully encourage the conference committee to maintain funding for supportive housing services, particularly in light of recent changes to the U.S. Department of Housing and Urban Development's Continuum of Care program. We urge the committee to keep pursuing solutions that help address the funding gaps supportive housing providers are experiencing due to reduced federal support, and to ensure that our supportive housing system remains funded and able to support Minnesotans.

Thank you for the opportunity to provide commentary as you consider the final housing omnibus bill. We respectfully urge your support for the critical programs listed above. You can reach me, Kelly Law, at [klaw@mccdmn.org](mailto:klaw@mccdmn.org) or 612-865-3170, should you need any further information now or throughout the legislative session. Thank you for your time and consideration.

Sincerely,

*Kelly Law*

Kelly Law, Senior Policy and Field Building Manager, MCCD



Legal Services Advocacy Project

May 7, 2026

Re: HF1141/SF0203 – Manufactured Housing Bill of Rights – Senate Version

Dear Conferees:

The Legal Services Advocacy Project (LSAP) urges the conference committee to adopt the Senate language (UEH1141-2), Sections 3-15 at Pages R-11 to R19 of the side-by-side (the Manufactured Home Park Bill of Rights); Section 23 at Pages R21 to R22 (Restriction on Rent Increases in Tax Credit, Senior Living Properties); and Section 31 at R24 to R26 (Restriction on Private Equity Ownership of Single-Family Homes). LSAP provides legislative and administrative policy advocacy on behalf of Legal Aid's clients, who are low-income Minnesotans, elder Minnesotans, and Minnesotans with disabilities .

These provisions offer important protections that are sorely needed by residents of manufactured home parks, many of whom are Legal Aid clients, and for clients renting single-family homes and residing in tax credit properties serving elders.

Of particular importance are the section that cap late fees at 8% of the delinquent rent, putting manufactured home parks on the same footing as rental units governed under Chapter 504B. It is long past time that park residents receive parity. Of equal importance is the provision that restores the requirement that rents must be reasonable. That common sense standard was, absurdly, eliminated by a dubious court decision in which the requirement under section 327C.02 that excepted "reasonable rent increases" from being unlawful as a "substantial modification" of the lease was simply read out of the law through extraordinarily tortured reasoning.<sup>1</sup> In addition, the provision that addresses the increasingly problematic use of "portals" (online, electronic payment and communication systems) by residents fills a gap in current law. The use of these portals is required and often the only way pay rent, request repairs, or communicate with the park owner. Like all technology, it doesn't always work. And when they don't work the resident can't do any of these things. SF 203 wisely provides that when the technology fails, the park owner must provide an alternative and cannot take an adverse action because the system is down.

In addition to the protections for manufactured home park residents, the Senate version takes an important step to curb the harmful practices that have emerged from the increasing takeover by private equity of single-family homes used for rentals. As the Private Equity Stakeholder Project notes, "[b]ecause the private equity business model needs to generate high returns on a short timeline, private equity landlords generally do everything possible to maximize cash flow to themselves while cutting costs, including deferring maintenance, skirting regulations, and saddling tenants with junk fees."<sup>2</sup> Finally, the Senate version protects seniors living in tax credit properties from predatory rent increases not tied to business purposes and helps preserve housing stability for this vulnerable population. LSAP urges the conferees to adopt the Senate position in the above referenced sections.

Sincerely,

Ron Elwood  
Supervising Attorney

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<sup>1</sup> See *Skyline Vill. Park Ass'n v. Skyline Vill. L.P.*, 786 N.W.2d 304 (Minn. Ct. App. 2010).

<sup>2</sup> Private Equity Stakeholder Project, *PESP applauds state-level actions to rein in private equity investments in housing*, March 28, 2025



May 8, 2026

**TO:** Members of the HF 1141 Conference Committee

**RE:** HF 1141 Written Testimony

Dear Co-Chairs and Members of the Conference Committee,

CommonBond Communities is a nonprofit affordable housing developer and service provider. We operate in MN, WI, IA, and SD, and with our home office in St. Paul, we proudly serve nearly 10,000 Minnesotans, including seniors, veterans, and families in communities all across the state. We ask that the Conference Committee consider the following as you work together to resolve the differences between HF 1141 and SF 203:

- **Family Homeless Prevention and Assistance Program (FHPAP):** CommonBond strongly supports the \$40M in one-time FHPAP. FHPAP is one of Minnesota's most cost-effective tools for keeping families stably housed—preventing the far greater public costs of shelter, emergency services, and system involvement that follow a loss of housing. We urge the Conference Committee to retain this funding in the final bill.
- **Housing Infrastructure Bonds (HIB):** We strongly support the House's \$100 million in Housing Infrastructure Bonds and urge the Conference Committee to adopt the House number. HIBs are one of the few financing tools that reach projects that cannot pencil with tax credits alone. To make that concrete: Owasso Gardens, our 60-unit senior apartment in Roseville that opened in 2021 with set-asides for formerly homeless veterans, only exists today because of HIB financing.
- **Private Activity Bonds Language:** We urge the Conference Committee to include HF 1141's language on aggregate bond limits. This change allows affordable housing owners and developers to better leverage federal 4% Low-Income Housing Tax Credits—stretching state dollars further without additional state appropriations. We ask the Committee to retain this language in the final bill.
- **Supportive Housing & Services Funding:** Federal Continuum of Care funding—which many of our residents depend on to remain stably housed—is at serious risk due to recent HUD policy changes. The consequences are not hypothetical: without a state-level bridge, providers will face impossible choices about which programs to sustain and which residents to serve. We recognize that supportive housing funding is not currently part of HF 1141. However, we strongly support the Governor's proposal of \$33 million for supportive housing services and urge members of the Conference Committee to identify a path to include a stop-gap funding solution in the final bill or in separate vehicle this session.

Thank you for your dedicated work on behalf of Minnesotans who need safe, stable, affordable homes. We appreciate your consideration of our comments and welcome any questions.

Sincerely,

Deidre Schmidt  
President & CEO  
CommonBond Communities





May 7, 2026

**Re: Support for House File 1141**

**To: Housing Budget and Policy Bill Conference Committee Co-Chairs and Members  
Senators Port, Boldon, Lucero; and Representatives Howard, Igo, Nash and Kozlowski**

On behalf of the [Minnesota Community Action Partnership](#) network that provides family stabilization services and economic growth within all 87 Minnesota counties, we express our strong support for provisions in House File 1141 that ignites and sustains the creation of safe and affordable housing throughout our state.

The [Minnesota Community Action Partnership](#) is comprised of 23 Community Action Agencies, delivering a spectrum of services and support to communities statewide to stabilize people experiencing homelessness, assist renters to acquire and maintain safe and stable housing, and accompany families to purchase and protect their homes. In 2025 [Minnesota Community Action Partnership](#) agencies assisted 2,086 families experiencing homelessness with safe housing, helped 7,270 households avoid eviction and 305 prevent foreclosure, supported 6,690 people to secure safe and affordable as renters or homeowners, and documented 3708 people reporting improved health and safety in their homes.

We offer strong support for the following elements for inclusion in the final Conference Report:

- **\$100M for Housing Infrastructure Bonds (HIBs).** Our members access HIBs as a critical element in the multi-layered effort to build affordable homes to address our statewide housing shortage. This tool leverages public and private funding to address a spectrum of housing needs in Minnesota.
- **\$40M increase for the Family Homeless Prevention Assistance Program (FHPAP).** 17 Community Action Agencies deliver the Family Homeless Prevention Assistance Program (FHPAP) in rural, suburban, and Metro communities statewide. We view this resource as a cost-effective means to prevent homelessness and support housing stability.
- **\$20M for the Greater Minnesota Workforce Housing Development Program.** Community Action Agencies in Greater Minnesota work in partnership with community-based organizations in meeting local affordable rental housing needs and would collaborate with partners to ensure effective use of these funds.
- **\$150,000 for Homeownership Education, Counseling, and Training program (HECAT).** Community Action Agencies employ this effective and impactful tool to assist community members in acquiring a home and protect that important asset for the long-term through personalized coaching and support.

**We thank you and encourage your support for these important housing resources that work together to prevent homelessness, keep Minnesotans stably housed, and enable our neighbors to become homeowners.** Safe, stable, and affordable housing is the foundation for health, education, and economic opportunity!

Sincerely,

*Lori Schultz*

Lori Schultz, Executive Director  
Minnesota Community Action Partnership

# Sustain The Gain

## Safeguarding decades of housing progress and stability for Minnesotans

**Date:** 5/6/2026

**To:** The Honorable Tim Walz, Governor of Minnesota

**From:** Sustain the Gain Coalition

**Subject:** Protect the Homeless Response System

Dear Governor Walz,

On behalf of a broad coalition of organizations connected to or concerned about the state's homelessness response system, we are writing to express our gratitude for your leadership on housing and to ask you to demonstrate that again as you head into final negotiations in the 2026 legislative session.

Throughout your eight years in office, you have been a tireless champion for the dignity of every Minnesotan, recognizing that a stable home is the foundation of a strong Minnesota. We are especially thankful for the inclusion of \$33 million for supportive housing in your supplemental budget, and for the signing into law of a bill (HF3425/SF3595) to move current dollars to stem the tide— a necessary response to federal funding uncertainty threatening our state's homelessness response system. In this moment, state action is essential to maintain the stability of the system Minnesota has built.

As you move into the final stages of negotiations, please work hard to secure as much of the \$33 million for supportive housing this legislative session, as it will not happen without your continued strong leadership.

This investment is urgently needed, as nearly 200 housing projects across Minnesota rely on federal funding through annual contracts. HUD has not issued or renewed a single contract and awards began to expire in January, creating immediate funding gaps for projects across Minnesota. Projects across the state are already facing funding shortfalls and these gaps will grow this year without state action this session to prevent further disruption.

**Your administration's legacy is already written in the homes and lives you have stabilized. Under your leadership, Minnesota has become a national model for progress - helping ensure that current and future generations of Minnesotans can live and thrive here. This work has made Minnesota stronger - ensuring more people can live, work, and contribute to their communities. Here are just a few of your achievements in housing:**

# Sustain The Gain

## Safeguarding decades of housing progress and stability for Minnesotans

- You have effectively ended veteran homelessness in the state, allowing our community members who have already sacrificed so much to have the stability of home.
- You have authorized record-breaking \$640 million of Housing Infrastructure Bonds to create and preserve homes people across Minnesota can afford. Under your leadership, the state has authorized nearly 3 times more funding in Housing Infrastructure bonds in the last eight years than in the entire history of the program's existence.
- You created a statewide general rental assistance program, "Bring it Home, MN" to provide consistent and effective long-term stability for families across the state.

Never in our state's history has a Governor so consistently prioritized the housing needs of Minnesotans facing the greatest barriers to stable housing.

As you enter final budget negotiations, we believe this is a critical opportunity to protect and build on the strong homelessness response system your administration has created. A key component of that response system, supportive housing, is under attack. Supportive housing is a proven solution to homelessness. It does more than provide four walls; it provides the case management and stability that allow more than 5,000 Minnesotans to remain stably housed and avoid returning to homelessness. Without the \$33 million investment you proposed, our elders, families, children, veterans, youth, and people living with disabilities risk losing housing and support.

Years of hard-won progress are at risk of being undone if we do not pass supportive housing dollars this session. Communities will see increases in homelessness and rising costs in emergency response, health care, and public safety systems.

Your leadership to secure this \$33 million investment in final budget negotiations will be necessary to stabilize Minnesota's supportive housing system at a critical moment. This is the action needed now to protect the progress your administration has made over these past 7+ years.

With deep respect and hope,

The Sustain the Gain Coalition

**Accessible Space, Inc.**

**Aeon**

**Agate Housing and Services**

**Ain Dah Yung Center**

**Alexandra House, Inc.**

**Align Minneapolis**



**Minnesota  
Coalition for the  
Homeless**

# Sustain The Gain

Safeguarding decades of housing progress and stability for Minnesotans

Alliance Housing

American Indian Community Housing Organization

Amherst H. Wilder Foundation

Aspen Blue, LLC

Atonement Lutheran Church

Avenues for Youth

Avivo

Baruch Construction and Management LLC

Beacon Interfaith Housing Collaborative

Catholic Charities- Twin Cities

Center City Housing Corp.

Central Lutheran Church

Central Minnesota Housing Partnership, Inc.

Church of Gichitwaa Kateri

City of Minneapolis

Clare Housing

CommonBond Communities

Communities United Against Police Brutality

Divine Konnections

Emma Norton Services

Engage Community Services

Fairview Health Services

Family Alternatives

Foundations for Home

Greater Minnesota Housing Fund

Greater Twin Cities United Way

Guild

Hearth Connection

Hennepin County

Hess, Roise and Company

HOME Line

Homeless Helping Homeless

Hope Community, Inc.

Housing in Action

Housing Justice Center

ICA Food Shelf

Institute for Community Alliances

Interfaith Outreach & Community Partners

Jeweleen Jackson Productions (JJP)

Life House



# Sustain The Gain

Safeguarding decades of housing progress and stability for Minnesotans

Mahoney's CPA's and Advisors  
MAHUBE- OTWA Community Action Partnership, Inc.  
Metropolitan Interfaith Council on Affordable Housing (MICAH)  
Minneapolis Downtown Council  
Minneapolis Foundation  
Minneapolis Public Housing Authority  
Minnesota Coalition for the Homeless  
Minnesota Community Action Partnership  
Minnesota Engagement on Shelter and Housing  
Minnesota Housing Partnership  
Minnesota Social Service Association  
Minnesota Tribal Collaborative  
Model Cities of St. Paul, Inc.  
MSR Design  
NAMI Minnesota  
Neighborhood Development Alliance, Inc.  
Northwest Indian Community Development Center  
Northwest Minnesota Foundation  
One Roof Community Housing  
Open Your Heart to the Hungry and Homeless  
Our Saviour's Community Services  
PERIS Housing  
Phoenix Service Corporation & Phoenix Residence Inc.  
Project Clean Start/ Hope House of Itasca County  
Project for Pride in Living  
Property Solutions & Services, Inc.  
Range Transitional Housing, Inc.  
Rebuilding Together Minnesota  
Relative Intel, LLC.  
RS EDEN  
Sabathani Community Center  
Saint Paul & Minnesota Foundation  
Seal Dwyer Counseling  
Servants of Shelter of Koochiching County  
Sherburne County  
Social Justice Committee, St. Cloud Newman Center  
Somali American Social Service Association  
Southwest Minnesota Housing Partnership  
The 3-C's  
The Aliveness Project



# Sustain The Gain

Safeguarding decades of housing progress and stability for Minnesotans

The Arc Minnesota

The Link

The Salvation Army Harbor Light Center

The Simple Club

Trellis

Tubman

Twin Cities Housing Development Corporation

Valley Outreach

Women's Advocates

WRAP

YouthLink



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## TWIN CITIES HOUSING DEVELOPMENT CORPORATION

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1360 Energy Park Drive • SUITE 210  
SAINT PAUL, MINNESOTA 55108-5252  
(651) 292-0211

May 8, 2026

Dear Co-Chairs and Members of the Conference Committee,

On behalf of Twin Cities Housing Development Corporation (TCHDC), I write in support of the priorities outlined by the Minnesota Housing Stability Coalition as you work to reconcile the differences between HF 1141 and SF 203.

As a nonprofit affordable housing preservation organization with properties across the Twin Cities and Greater Minnesota, TCHDC has seen firsthand the importance of stable and flexible state housing resources. Housing Infrastructure Bonds, in particular, have been a critical tool in allowing organizations like ours to preserve existing affordable housing, reinvest in aging properties, and maintain long-term affordability for Minnesota residents.

We urge the conference committee to prioritize the following provisions during supplemental budget negotiations:

- **Stabilize Affordable Homes & Supportive Services:** Continued investment in supportive housing services is essential, particularly in light of recent federal funding uncertainty within HUD's Continuum of Care program. Supportive housing providers need bridge resources to maintain housing stability for some of Minnesota's most vulnerable residents.
- **Family Homeless Prevention and Assistance Program (FHPAP):** We strongly support \$40 million in one-time funding for FHPAP. Preventing homelessness is both more humane and more cost-effective than responding after a housing crisis occurs. This program remains one of Minnesota's most effective frontline housing stabilization tools.
- **Housing Infrastructure Bonds:** We support the House position of \$100 million in Housing Infrastructure Bonds. HIB resources have been instrumental in helping preserve critical affordable housing throughout Minnesota and remain one of the state's most effective tools for creating and preserving deeply affordable homes. These investments are especially important as communities across the state continue to face a severe shortage of affordable housing.
- **Maximizing Federal Resources:** We support the language in HF 1141 that modifies the aggregate bond limitation for qualifying residential rental projects. This technical change would help Minnesota maximize the impact of private activity bonds and unlock

additional federal 4% Low-Income Housing Tax Credits, stretching limited state resources further.

- Preservation Framework: We appreciate the work of Minnesota Housing Finance Agency in developing the Preservation Framework for the Targeted Stabilization of Regulated Affordable Housing. Long-term preservation investments are essential to protecting the state's prior affordable housing investments and ensuring these homes remain viable for future generations.

Minnesota's affordable housing infrastructure requires sustained partnership and investment. The programs outlined above are practical, proven tools that help organizations like TCHDC preserve housing stability, protect existing affordable homes, and respond to growing community needs across the state.

Thank you for your consideration and your continued commitment to housing stability for Minnesotans.

Sincerely,

A handwritten signature in blue ink that reads "Amanda C. Novak". The signature is fluid and cursive, with the first name being the most prominent.

Amanda Novak  
Executive Director  
Twin Cities Housing Development Corporation



May 7, 2026

RE: HF1141 Written Testimony

To Members of the HF 1141 Conference Committee:

On behalf of the Local Initiatives Support Corporation - Twin Cities (LISC Twin Cities), I am writing to express support for key provisions in the House and Senate Housing Finance and Policy bills:

- **Stabilize Affordable Homes & Supportive Services:** We urge the conference committee to preserve funding for supportive housing services. While HF1141 does not include additional funding for permanent supportive housing, we urge the committee to continue working towards additional assistance to bridge the gap for supportive housing providers who are facing funding shortfalls.
- **Family Homeless Prevention and Assistance Program (FHPAP):** We support \$40M in one-time FHPAP funding. This program is a critical frontline tool for keeping families in their homes, avoiding evictions, and preventing homelessness.
- **Housing Infrastructure Bonds:** We support \$100 million in Housing Infrastructure Bonds to create deeply affordable homes. These bonds are necessary to address Minnesota's current shortage of nearly 40,000 affordable homes.
- **Maximizing Federal Resources:** We urge the committee to adopt the language in HF 1141 that modifies the aggregate bond limitation for qualifying residential rental projects. By adjusting how we allocate private activity bonds, Minnesota can unlock millions in federal 4% Low-Income Housing Tax Credits.
- **Preservation Framework:** The Minnesota Housing Stability Coalition, of which LISC Twin Cities is a member, worked closely with the Minnesota Housing Finance Agency to provide input as they developed the Preservation Framework for the Targeted Stabilization of Regulated Affordable Housing. We believe the state must invest in the long-term viability of current properties to ensure that the state's previous investments continue to serve Minnesotans for decades to come.

Thank you for your consideration of these priorities during your deliberations. Together, we can ensure that every Minnesotan has a safe and affordable place to call home.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan Sage-Martinson".

Jonathan Sage-Martinson  
Executive Director  
LISC Twin Cities

MINNESOTA  
HOUSING STABILITY  
COALITION

**TO:** Members of the HF 1141 Conference Committee  
**DATE:** May 8, 2026  
**RE:** HF1141 Written Testimony

Dear Co-Chairs and Members of the Conference Committee,

On behalf of the Minnesota Housing Stability Coalition, we write to express our support for the following provisions within the House and Senate Housing Finance and Policy bills. As you work to resolve the differences between HF 1141 and SF 203, we urge you to prioritize provisions that ensure every Minnesotan has a safe, stable, and affordable place to call home.

We specifically advocate for the following items as the legislature continues its supplemental budget discussions:

- **Stabilize Affordable Homes & Supportive Services:** We urge the conference committee to preserve funding for supportive housing services. This is especially vital given recent changes made by the U.S. Department of Housing and Urban Development's Continuum of Care program. While HF1141 does not include additional funding for permanent supportive housing, we urge the committee to continue working towards additional assistance to bridge the gap for supportive housing providers who are facing funding shortfalls from the federal government.
- **Family Homeless Prevention and Assistance Program (FHPAP):** The Coalition strongly supports \$40M in one-time FHPAP funding. This program is a critical frontline tool for keeping families in their homes, avoiding evictions, and preventing the trauma of homelessness.
- **Housing Infrastructure Bonds:** We support the House position of \$100 million in Housing Infrastructure Bonds to create deeply affordable homes. These bonds are necessary to address Minnesota's current shortage of nearly 40,000 affordable homes.
- **Maximizing Federal Resources:** We strongly urge the committee to adopt the language in HF 1141 that modifies the aggregate bond limitation for qualifying residential rental projects. By adjusting how we allocate private activity bonds, Minnesota can unlock millions in federal 4% Low-Income Housing Tax Credits.
- **Preservation Framework:** Our coalition worked closely with the Minnesota Housing Finance Agency to provide input as they developed the [Preservation Framework for the Targeted Stabilization of Regulated Affordable Housing](#). The state must invest in the long-term viability of current properties to ensure that the state's previous investments continue to serve Minnesotans for decades to come.

The Minnesota Housing Stability Coalition believes that these smart investments are essential to maintain housing opportunities for Minnesotans. We thank you for your consideration of these priorities during your deliberations.

Sincerely,

Colleen Ebinger  
Minnesota Housing Stability Coalition



**TO:** Members of the HF 1141 Conference Committee

**DATE:** May 7, 2026

**RE:** HF1141 Written Testimony

Dear Co-Chairs and Members of the Conference Committee,

I write to express support for the following provisions within the House and Senate Housing Finance and Policy bills. As you work to resolve the differences between HF 1141 and SF 203, I urge you to prioritize provisions that ensure every Minnesotan has a safe, stable, and affordable place to call home.

Hope, as a member of and alongside the Minnesota Housing Stability Coalition, is advocating for the following items as the legislature continues its supplemental budget discussions:

- **Stabilize Affordable Homes & Supportive Services:** I urge your committee to preserve funding for supportive housing services. This is especially vital given recent changes made by the U.S. Department of Housing and Urban Development's Continuum of Care program. While HF1141 does not include additional funding for permanent supportive housing, we urge the committee to continue working towards additional assistance to bridge the gap for supportive housing providers who are facing funding shortfalls from the federal government.
- **Family Homeless Prevention and Assistance Program (FHPAP):** The Coalition strongly supports \$40M in one-time FHPAP funding. This program is a critical tool and smart investment for keeping families in their homes, avoiding evictions, and preventing the trauma of homelessness.
- **Housing Infrastructure Bonds:** The Coalition supports the House position of \$100 million in Housing Infrastructure Bonds to create deeply affordable homes. These bonds are necessary to address Minnesota's shortage of nearly 40,000 affordable homes.
- **Maximizing Federal Resources:** We strongly urge the committee to adopt the language in HF 1141 that modifies the aggregate bond limitation for qualifying residential rental projects. By adjusting how we allocate private activity bonds, Minnesota can unlock millions in federal 4% Low-Income Housing Tax Credits.
- **Preservation Framework:** Our coalition worked closely with the Minnesota Housing Finance Agency to provide input as they developed the [Preservation Framework for the Targeted Stabilization of Regulated Affordable Housing](#). The state must invest in the long-term viability of current properties to ensure that the state's previous investments continue to serve Minnesotans for decades to come.

Sustaining our affordable housing infrastructure is critical for the future of Minnesota. Thank you for your consideration of these priorities.

Sincerely,

A handwritten signature in blue ink that reads "Will Delaney".

Will Delaney, Co-Executive Director



May 8, 2026

Dear Co-Chairs and Members of the Conference Committee,

As you work to resolve the differences between HF 1141 and SF 203, I urge you to prioritize provisions that ensure every Minnesotan has a safe, stable, and affordable place to call home.

Specifically, I ask that you consider the following items as the legislature continues its supplemental budget discussions:

- **Stabilize Affordable Homes & Supportive Services:** It's vital that we preserve funding for supportive housing services – critical given recent changes made by the U.S. Department of Housing and Urban Development's Continuum of Care program. While HF1141 does not include additional funding for permanent supportive housing, we urge the committee to continue working towards additional assistance to bridge the gap for supportive housing providers who are facing funding shortfalls from the federal government.
- **Family Homeless Prevention and Assistance Program (FHPAP):** \$40M in one-time FHPAP funding. This program is a critical frontline tool for keeping families in their homes, avoiding evictions, and preventing the trauma of homelessness.
- **Housing Infrastructure Bonds:** The House position of \$100 million in Housing Infrastructure Bonds to create deeply affordable homes. These bonds are necessary to address Minnesota's current shortage of nearly 40,000 affordable homes.
- **Maximizing Federal Resources:** Please adopt the language in HF 1141 that modifies the aggregate bond limitation for qualifying residential rental projects. By adjusting how we allocate private activity bonds, Minnesota can unlock millions in federal 4% Low-Income Housing Tax Credits.
- **Preservation Framework:** The state must invest in the long-term viability of current properties to ensure that the state's previous investments continue to serve Minnesotans for decades to come.

Investments in housing are essential at this point in time, when housing is increasingly at risk or out of reach for so many Minnesotans.

Thank you for your consideration of these priorities during your deliberations.

Sincerely,

Steve Horsfield,  
Executive Director

**Our mission is to house, support, and empower people impacted by homelessness.**

160 Glenwood Avenue, Minneapolis, MN 55405 • Office: 612.874.8683 • [simpsonhousing.org](http://simpsonhousing.org)



**Our mission is to house, support, and empower people impacted by homelessness.**

160 Glenwood Avenue, Minneapolis, MN 55405 • Office: 612.874.8683 • [simpsonhousing.org](http://simpsonhousing.org)



May 8<sup>th</sup> 2026

**RE: Housing Conference Committee**

Chairs Igo, Howard, Port, and Committee Members,

I am writing on behalf of Beacon Interfaith Housing Collaborative to thank you for your hard work this session. As you work to resolve the differences between HF 1141 and SF 203, we remain deeply apprehensive about the omissions in these bills regarding the crisis facing supportive housing across the state.

We are grateful for both bills' inclusion of Housing Infrastructure Bonds. These are essential tools for the state to produce and preserve affordable housing. Additionally, the Family Homelessness Prevention and Assistance Program (FHPAP) is a strong, effective program for preventing homelessness; Beacon supports the \$40 million in one-time funding to keep families in their homes and prevent evictions statewide.

We appreciate that your committees have taken the time to listen to and understand the crisis our statewide homeless response system faces. You know that Minnesota is at a pivotal moment for our families and future generations.

However, we are concerned that neither bill has included funding for supportive housing. While we are incredibly grateful for the early \$9 million emergency bill, we must be clear: it was a vital first step, but it is not enough. It is a partial fix for a much larger, systemic crisis.

Programs across the state that serve the most vulnerable Minnesotans have not seen a single payment from the Continuum of Care 2026 federal contracts. Beacon, like supportive housing providers across the state, has contracts expiring in the coming months and residents who depend on the stability we provide.

We value our partnership and support the items mentioned above. However, a final bill that does not address the crisis for supportive housing is a mistake, and a bill Beacon cannot support.

Thank you,

A handwritten signature in black ink that reads "Benjamin Helvick Anderson".

Benjamin Helvick Anderson  
VP of Policy and Organizing  
Beacon Interfaith Housing Collaborative  
[bhelvickanderson@beaconinterfaith.org](mailto:bhelvickanderson@beaconinterfaith.org)



CATHOLIC CHARITIES  
Twin Cities

**Catholic Charities at Elliot Park**  
1007 East 14th Street, Minneapolis, MN 55404  
612-204-8500 | cctwincities.org

May 8, 2026

**Chairs Port, Howard and Igo**

**RE: HF1141 Written Testimony**

Co-Chairs and Members of the Conference Committee,

I am writing on behalf of Catholic Charities Twin Cities to express our support for the following provisions within the House and Senate Housing Finance and Policy bills. As you work to resolve the differences between HF 1141 and SF 203, we urge you to prioritize provisions that ensure every Minnesotan has a safe, stable, and affordable place to call home.

We urge the committee's support for the below positions.

- **Stabilize Affordable Homes & Supportive Services:** We urge the conference committee to preserve funding for supportive housing services. This is especially vital given recent changes made by the U.S. Department of Housing and Urban Development's Continuum of Care program. While HF1141 does not include additional funding for permanent supportive housing, we urge the committee to continue working towards additional assistance to bridge the gap for supportive housing providers who are facing funding shortfalls from the federal government.
- **Family Homeless Prevention and Assistance Program (FHPAP):** We support the House position of including \$40M in one-time FHPAP funding. This program is a critical frontline tool for keeping families in their homes, avoiding evictions, and preventing the trauma of homelessness.
- **Housing Infrastructure Bonds:** We support the House position of \$100 million in Housing Infrastructure Bonds to create deeply affordable homes. These bonds are necessary to address Minnesota's current shortage of nearly 40,000 affordable homes.



CATHOLIC CHARITIES  
*Twin Cities*

**Catholic Charities at Elliot Park**  
1007 East 14th Street, Minneapolis, MN 55404  
612-204-8500 | [cctwincities.org](http://cctwincities.org)

Thank you for your leadership on working to ensure every Minnesotan has a place to call home and for your consideration of these priorities during your deliberations.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jamie Verbrugge'. The signature is fluid and cursive, with a prominent initial 'J'.

Jamie Verbrugge  
President and CEO  
Catholic Charities Twin Cities

Chair Port, Chair Igo, Chair Howard and Members of the Housing Conference Committee,

The MN Coalition for the Homeless (MCH) is a statewide advocacy organization with a robust lived experience fellowship and receives zero of the funds for which we advocate for. Founded in 1984, MCH's mission is to generate policies, community support, and resources for housing and services to end homelessness in Minnesota.

MCH strongly supports the items outlined below, and encourages the Conference Committee to keep these vital resources included in your final omnibus budget bill.

**\$40M (House) for the Family Homeless Prevention and Assistance Program (FHPAP)**

Prevention is vital to not only homelessness but housing stability in general. FHPAP provides flexible financial assistance, supportive services, and resources to help families, youth, and single adults achieve housing stability.

**\$100M (House) for Housing Infrastructure Bonds (HIBs)**

Right now, more than 640,000 Minnesota households pay more than 30% of their income on housing — and more than half of those who are unhoused say they are homeless because they could not find an affordable place to live. HIBs are the largest state source of capital for affordable housing development and preservation but only 1 in 5 projects that apply for resources from the Minnesota Housing Finance Agency are funded.

**\$33M (Governors) to Sustain the Gain in the Homeless Response System, including Supportive Housing**

This investment is urgently needed, as nearly 200 housing projects across Minnesota rely on federal funding through annual contracts. HUD is in active litigation regarding renewed contracts and awards began to expire in January, creating immediate funding gaps for projects across Minnesota. Projects across the state are already facing funding shortfalls and these gaps will grow this year without state action this session to prevent further disruption.

These investments and policy solutions are critical steps toward ensuring that all Minnesotans have access to safe, stable, affordable, and accessible housing. We strongly urge your support for these provisions and funding requests and we stand ready to work with you to implement these transformative solutions to ensure every Minnesotan has a place to call home.

Sincerely,

*Matt Traynor*

Matt Traynor, Executive Director, MN Coalition for the Homeless



"Neighbors United/Barrios Unidos works to bring visibility and empowerment to the immigrant and refugee communities in the Northfield area."

[www.neighborsunitedofnorthfield.org](http://www.neighborsunitedofnorthfield.org)

April 19, 2026

Mar Valdecantos, Executive Director, Support of S.F. 203 – Manufactured Housing Bill of Rights (Sect. 3-15 in Senate Version – UEH1141-1)

**Dear Chairs Port, Igo, and Howard, Lead Lucero, Vice Chair Kozlowski and Representative Nash:**

As the director of the nonprofit Rice County Neighbors United serving our local community, I have seen firsthand the housing challenges facing many immigrant families. Substandard housing conditions and limited pathways to homeownership remain widespread for this population. For many, the only viable option for homeownership is through manufactured home parks. However, rising land rents increased annually, are making this option increasingly unaffordable and unstable.

It is essential that we preserve and strengthen affordable housing opportunities. Providing residents with pathways to collectively own the land beneath their homes would offer greater stability, long-term affordability, and a stronger voice in how their communities are managed. Too often, these parks suffer from neglect or decisions made without regard for the well-being of residents.

Our work with residents at Viking Terrace in Northfield highlighted these challenges. We supported community members as they responded to proposed rule changes by a new owner, some of which conflicted with Minnesota law. This experience underscored the importance of empowering residents with greater protections and ownership opportunities.

The proposed legislation in both the Senate and the House would make a meaningful difference. It would help preserve existing affordable housing, support retirees—many of whom are longtime, non-immigrant residents of these parks—and create a more accessible path to homeownership for New Americans striving to build stable and fulfilling lives.

I strongly encourage to support this legislation.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Mar Valdecantos" with a stylized flourish at the end.

Mar Valdecantos

[mar@ricecountyneighborsunited.org](mailto:mar@ricecountyneighborsunited.org)

6 Fareway Dr.

Northfield MN 55057



**Housing Justice Center**  
Dedicated to expanding  
and preserving the supply  
of affordable housing in  
Minnesota and nationwide.

275 E. 4th Street, #590  
Saint Paul, MN 55101

(612) 807-1139  
info@hjcmn.org  
www.hjcmn.org

May 7, 2026

Re: Housing Justice Center Support of S.F. 203 – Manufactured Housing Bill of Rights (Sect. 3-15 in Senate Version – UEH1141-1)

Dear Chairs Port, Igo, and Howard, Lead Lucero, Vice Chair Kozlowski and Representative Nash:

My name is Shana Tomenes, and I am an attorney at the Housing Justice Center. My primary area of practice is within manufactured home communities, where I respond to homeowner inquiries, provide legal education, and represent homeowners in individual and class action cases. But beyond my legal work, I also write to you as someone with personal experience—I have lived in a manufactured home, my husband grew up in a manufactured home community, and I have family members who are manufactured homeowners today.

I urge your strong support for the Manufactured Home Residents Bill of Rights, which is included in Senate File 203. This bill will help protect manufactured homeowners from exploitation and preserve manufactured housing as one of the few remaining paths to affordable homeownership. While the Housing Justice Center supports the bill in its entirety, I want to highlight two provisions that are especially critical: the requirement that lot rent increases be reasonable and the resident opportunity to purchase their communities.

Manufactured homeowners own their homes but rent the land beneath them. Unlike renters in traditional housing, they already pay most of the costs associated with homeownership—including home maintenance, lawn care, utilities, and property taxes. In many ways, they function much more like homeowners than tenants. Lot rent collected by park owners largely covers the land itself and limited shared infrastructure or amenities.

Yet homeowners who have invested their life savings into their homes are often trapped. Manufactured homes are extremely expensive to move and, in many cases, cannot be moved at all. Unlike renters, when lot rent skyrockets in manufactured home communities, homeowners can't simply move—they either pay or risk losing the largest asset they own. Because of this structure and power imbalance, rent increases in manufactured home parks are fundamentally different from rent increases in traditional rental housing. In recent years, large lot rent increases are increasingly untethered from the actual costs of operating the park. For example, a park in Lake Elmo, Cimarron Park and Golf Course, charges \$1,019 each month for lot rent in each of its 535 lots, resulting in \$545,165 in *monthly* income. In contrast, Cimarron's *yearly* tax bill for 2024 for its six parcels covering 200 acres was \$179,770.

It's no surprise that over the past several years, large out-of-state private equity firms and corporate investors have rapidly acquired Minnesota's manufactured home parks. Their business model is

simple: buy parks, raise rents aggressively, cut maintenance, and extract as much profit as possible from homeowners who cannot easily leave. I see the consequences of this model every day in my work. In the past four years, every manufactured home park case I have worked on has involved a corporate or out-of-state park owner. These cases consistently involve the same pattern—rapid rent increases, declining conditions, and homeowners who feel trapped in communities they once believed would provide stable, affordable housing.

These rent increases are often part of a larger speculative cycle. Investors buy parks and raise rents to inflate revenue, then sell the property at a higher price to another corporate buyer. The new owner then points to that inflated purchase price to justify even higher rents. Meanwhile, homeowners are notified only after the sale has happened and have no meaningful opportunity to keep their communities stable.

The Manufactured Housing Bill of Rights begins to break this cycle. By ensuring that rent increases remain reasonable and by giving residents the opportunity to purchase their communities before they are sold to corporate investors, this legislation would provide real protections for homeowners who have invested their lives and savings into these communities.

Manufactured housing is one of the most important sources of naturally occurring affordable homeownership in Minnesota. Without action, these communities will continue to be targeted by corporate investors seeking to extract profit from the very families who can least afford it.

I urge you to stand with Minnesota homeowners and support the Manufactured Housing Bill of Rights provision within Senate File 203.

Sincerely,



Director of Manufactured Housing Policy &  
Housing Justice Litigator  
Housing Justice Center  
[stomenes@hjcmmn.org](mailto:stomenes@hjcmmn.org)



May 8, 2026

**RE: Support for HF1141 Housing Finance Omnibus**

Dear Chair Port, Co-Chair Howard, Co-Chair Igo, and Housing Conference Committee Members;

Minnesota Housing Partnership (MHP) writes in support of the provisions outlined below and encourages final inclusion in HF1141 of these vital resources and policy changes.

Family Homeless Prevention and Assistance Program

The **Family Homeless Prevention and Assistance Program** is a proven program delivered through trusted regional partners. This program works, preventing harm to families caused by housing displacement and homelessness. We strongly urge support for \$40 million in one-time funding for FHPAP, to meet the significant need for housing stability across the state.

Housing Infrastructure Bonds

MHP appreciates the inclusion in both bills of **Housing Infrastructure Bonds (HIBs)** to create deeply affordable homes. We ask the Conference Committee to adopt the House's level of funding for HIBs at \$100 million.

State Housing Tax Credit – Workforce Housing Development Program Alignment

The **State Housing Tax Credit** is a creative way to help finance housing across the state. Due to income restrictions in statute, the State Housing Tax Credit program cannot be paired with the Greater Minnesota **Workforce Housing Development Program**. MHP supports the change in the Senate version Section 27 beginning on R22 to ensure the State Housing Tax Credit can be paired with all single family and multifamily programs at Minnesota Housing.

State Housing Tax Credit – Geographic Allocation

This year, in February, applications for the State Housing Tax Credit oversubscribed in one day. While 59% of the projects designated for contributions were in Greater Minnesota, only 17% of the total dollars went to Greater Minnesota projects. The changes in the Senate version Sections 1 and 2 beginning on R10 establish in law a common practice to ensure **geographic balance** of program benefits between Greater Minnesota and the 7 County Metropolitan Area.

We recommend a geographic set aside proportionate to Greater Minnesota's share of the state's population, instead of the proposed 50/50 split, as both the fairest and most responsive to potential population changes over time. In addition, we recommend adjusting the time when any remaining reserved credits are made available to 60 days after the program application opens. These changes were adopted in the House Taxes Committee to the originating bill, HF3902 (Igo).



### Tax Exempt Bonds

The **Low Income Housing Tax Credit (LIHTC)** is the nation's most important tool for building and preserving affordable rental homes, helping to finance almost 80,000 homes serving 186,000 low-income households from 1986 to 2004. Updates to LIHTC in the federal H.R.1, which became law in 2025, are considered the most significant expansion of LIHTC in over two decades.

MHP supports the changes in the Senate version Section 29 beginning on R23 to **reduce the aggregate bond limitation** applicable to the allocation of private activity bonds for qualifying residential rental projects. This will allow Minnesota to receive the maximum benefit of federal changes to increase affordable homes in Minnesota.

### Include Funding for Supportive Housing

Supportive housing is critical to keeping families housed and preventing homeless for some of our most vulnerable residents. It provides long-term housing with services for people with disabilities, families, and individuals with histories of homelessness so they can remain stably housed. MHP urges lawmakers to include funding for supportive housing.

**Minnesota Housing Partnership (MHP)** expands housing and community development opportunity for those most impacted by economic and racial disparities by leading collaborative work to promote systems change and grow equitable development capacity. For more than 30 years, MHP has accomplished this mission by producing data-informed research, advocating for equitable housing policy, and providing community development services across the US.

Thank you for your consideration.

Sincerely,

Courtney Schaff  
Policy Manager



May 8, 2026

Dear Chairs Howard, Igo and Port and members of the Housing Conference Committee:

We write in strong support of the increase in funding for the Family Homeless Prevention Assistance Program (FHPAP) included in HF 1141.

Family Homeless Prevention Assistance Program (FHPAP) funding provides critical emergency rental assistance for Hennepin County households at risk for eviction and homelessness, and rental subsidies and support services to support youth, adults, and families to rapidly exit homelessness and stabilize in permanent housing. This funding has enabled us to advance our goals around making homelessness rare, brief, and nonrecurring,

Heading Home Hennepin is the Continuum of Care Governing Board in Hennepin County made up of elected officials, public sector leaders, people with lived experience of homelessness, representatives of business, faith and philanthropic communities and cross-sector partners that supports the coordination of the countywide effort to prevent and end homelessness.

FHPAP has made a particularly positive impact during the current biennium through a series of funding appropriations from the legislature. Following these investments, Hennepin County and its portfolio of contracted providers prevented more than 1,300 evictions with FHPAP funding in 2024 alone through the provision of \$4.2 million in emergency rental assistance and culturally responsive support services. These investments have come at a critical moment as eviction filings have surged to unprecedented levels in Hennepin County. Heightened eviction trends have persisted for the last 3 years and have surged even further in recent months, with all-time single month highs in eviction filings in December 2024 and January 2025. Rental assistance stabilizes tenancies – benefiting both residents and property owners – and reduces pressure on emergency shelters and other crisis systems.

FHPAP also funded rental subsidies and supports to help 355 households to rapidly exit homelessness and stabilize in permanent housing through 2024. This was one of the critical interventions that helped reduce family homeless shelter use by more than 50% over 2024 – and then a further 17% over 2025 – as the number of families able to exit shelter each month exceeded the number of new families coming in. Helping families with children swiftly exit homeless shelters to more permanent settings benefits their health, wellbeing and development.

Our investments in our homelessness response are rooted in both our values and in proven strategies, and as the largest FHPAP administrator in the state—we write in strong support of the investment in the Family Homeless Prevention Assistance Program.

Sincerely,

Heading Home Hennepin Tri-Chairs

A handwritten signature in black ink that reads "Angela Conley". The script is fluid and cursive, with the first name and last name clearly legible.

Angela Conley  
Hennepin County Commissioner

A handwritten signature in black ink that reads "Jacob Frey". The signature is highly stylized and cursive, with a prominent horizontal stroke extending to the right.

Jacob Frey  
Mayor, City of Minneapolis

A handwritten signature in black ink that reads "Ricardo Morales". The signature is written in a clear, cursive style.

Ricardo Morales



333 12<sup>th</sup> Street South  
Minneapolis, MN 55404  
info@alignmpls.org

To: Conference Committee Members, Housing Budget and Policy Bill

RE: HF 1141, Housing Budget and Policy Bill

Dear Committee Conferees,

I am the Director of Align Minneapolis, an interfaith coalition of 19 faith congregations and people with lived experiences of homelessness working to address homelessness in Minneapolis. We know that one of the *most* effective ways to address homelessness is by preventing homelessness from occurring with financial assistance to get households caught up on back-due rent and avoid eviction. We have an Emergency Rental Assistance (ERA) program and see many people struggling to make ends meet because of lack of affordable housing and inadequate resources to help them weather even a short-term financial crisis such as job loss or loss of hours at work, health crisis, or unexpected car repair. What we hear from our ERA program applicants is how difficult it is to find help to get caught up on back-due rent and how necessary it is to stabilize and move forward.

The Family Homeless Prevention and Assistance Program is a critical community resource that needs additional funding to meet the needs of the community. This program has been a necessary community resource for people who have fallen behind on rent and are facing housing instability. We strongly encourage the inclusion of funding for FHPAP in the final version of this bill, knowing that every extra dollar of funding will keep more people in their homes. Thank you for your work on this bill and for including funding needed to prevent more people falling into homelessness.

Sincerely,

Katie Dillon

Director, Align Minneapolis | *Congregations Addressing Homelessness Together*



8011 34th Ave S., Suite 126  
Bloomington, MN 55425  
Office Phone: 612.728.5770  
Office Fax: 612.728.5761  
www.homelinemn.org

May 8, 2026

Members of the Omnibus Housing Budget and Policy Bill Conference Committee:

**Minnesota’s statewide tenant hotline services are a vital component of the state’s housing continuum.** This letter outlines how limited funding has affected services currently provided by HOME Line and how we would use these funds if we were awarded them.

The data below illustrates a long-standing and growing gap in how this service is funded. **Since 2018, the state contract through Minnesota Housing Finance Agency has consistently covered only a fraction of the renters who rely on the hotline each year. In 2025, for example, the contract supported services for 3,528 households, while more than 16,700 additional households received assistance outside of that funding.** This pattern holds across every year represented.

Year	MN Households Served by Hotline	Cost per Hotline Client	Total statewide Hotline cost	Clients covered by current MHFA contract	Clients not covered by current MHFA contract
2018 (\$200K)	13,241	\$50.59	\$669,862	3,953	9,288
2019 (\$200K)	15,221	\$53.68	\$817,063	3,725	11,496
2020 (\$200K)	14,327	\$57.67	\$826,238	3,468	10,859
2021 (\$200K)	15,552	\$60.73	\$944,472	3,293	12,259
2022 (\$200K)	19,698	\$63.02	\$1,241,367	3,173	16,525
2023 (\$200K)	20,086	\$65.08	\$1,319,041	3,073	16,995
2024 (\$240K)	19,934	\$67.97	\$1,354,913	3,530	16,404
2025 (\$250K)	20,241	\$70.86	\$1,434,277	3,528	16,713

The reality behind those numbers is that the majority of this statewide service has been built and maintained through a patchwork of funding sources—city and county investments, competitive state and federal grants,

foundation support, and individual donors. Maintaining that patchwork requires significant and ongoing staff capacity. Over time, we have had to expand administrative and fundraising functions simply to sustain baseline operations.

**The hotline is used every day, across the state, often in moments where timing is critical.** Renters call when they have received an eviction filing and do not understand what it means. They call when their heat is not working, when locks have been changed, or when they have been given days to leave their home. For many, there is no alternative point of entry into the legal system.

**Without this service, thousands of Minnesota renters would be left to navigate complex housing laws alone, often under immediate deadlines and with lasting consequences.**

The current funding structure does not match the scale or consistency of this need. It relies on continuous fundraising to cover what is, in practice, a core statewide service. That approach has allowed the hotline to operate, but it has also introduced instability into staffing, service levels, and long-term planning.

**A \$1 million investment would allow HOME Line to reduce that instability.** It would support increased legal staffing, improve response times, and ensure that the majority of renters who already rely on the hotline can continue to reach an advocate when it matters. It would also create the administrative capacity needed to more actively pursue and coordinate a broader mix of funding sources (work that is already underway but limited by current staffing). Strengthening that capacity helps stabilize the service over time, while allowing more of our day-to-day organizational focus to remain on direct service rather than continuous short-term fundraising. Furthermore, stable hotline services help reduce the need for more costly interventions. **When renters are able to remain in their homes, they are less likely to require homelessness prevention and response services, reducing strain on emergency systems and limiting downstream public costs.**

**Minnesota renters are already calling. The need is clear, the infrastructure exists, and the gap in support is well documented. This investment would move the hotline closer to a funding model that reflects its role in the state's housing system and allows it to continue into the future in a stable and sustainable way.**

Respectfully,

Eric Hauge, Co-Executive Director  
HOME Line

Jess Zarik, Co-Executive Director  
HOME Line



May 7, 2026

Re: Manufactured Home Residents Bill of Rights (Sec. 3-15 in Senate Version - UEH1141-1)

Dear Chairs Port, Howard, Igo, Lead Lucero, Vice Chair Kozlowski and Rep. Nash:

No matter where we live or what we look like, all Minnesotans need safe, affordable housing. Yet the approximately 180,000 Minnesotans who live in one of our largest sources of affordable housing, manufactured home parks, are facing increasingly untenable pressure from out-of-state investment firms who take advantage of them in a predatory manner.

Most manufactured homeowners own their home but pay lot rent for the land underneath the home in a manufactured home community or “park.” Over the past few years, private equity and other corporate investors have been purchasing manufactured home communities at inflated prices. They then proceed to drastically increase lot rents, often levying additional, mandatory fees for utilities and other services such as lawn mowing and snow clearance. If homeowners fall behind on their rent they can be evicted from the park, losing the equity in their home which then becomes the possession of the park owner. Park owners can turn around and sell these homes, pocketing the proceeds as profit.

Commonly referred to as “mobile homes,” manufactured homes are anything but mobile. Many cannot be moved due to their age or condition. Costs to move a manufactured home can exceed \$20,000, and locations for re-siting a home are extremely scarce.

The Manufactured Home Residents Bill of Rights provides important policy changes to take a step towards leveling the playing field between homeowners (who are tenants of the land) and park owners (landlords). The legislation accomplishes three important things.

First, it would limit lot rent increases to a reasonable amount, not to exceed 3% per year. The bill provides exceptions for increases above this amount if they are necessary to preserve the health and safety of the residents. This figure was derived from manufactured homeowners – many of whom are seniors living on fixed incomes – who worked with the bill authors to craft this legislation. They intended it to closely mirror cost-of-living adjustments for Social Security, which have averaged 2.6% over the past 20 years. For further context, the average annual increase in state median income over the past 20 years has been 2.5%.

Second, it would provide manufactured homeowners a meaningful opportunity to join together to cooperatively purchase the land underneath their homes when a park owner is ready to sell.



Minnesota already has 17 resident-owned communities which are a model of sustainable affordability and self-sufficiency.

Finally, the bill includes important transparency and enforcement provisions to ensure that manufactured homeowners are able to exercise their ability to protect their homes.

We urge your support.

Sincerely,

Lars Negstad  
Policy Director

Thursday, May 7<sup>th</sup>

Dear Co-Chair Igo, Co-Chair Howard, and Committee members,

I am writing on behalf of CoNorth to express our strong support for continued funding of the Manufactured Home Community Redevelopment (MHCR) Program and the CoNorth Loan Fund.

Manufactured home communities represent one of Minnesota's largest sources of naturally occurring affordable homeownership. For many households, they provide the only pathway to stable homeownership at a price point working families can afford. However, many of these communities face aging infrastructure and a lack of access to capital needed to stabilize and preserve them.

The MHCR program has proven to be an essential tool for addressing critical infrastructure needs in these communities. Investments through MHCR have allowed residents and community owners to repair failing water and sewer systems, address health and safety concerns, and ensure that residents have reliable and safe utilities. These investments not only protect existing housing but also prevent the costly displacement of homeowners who would otherwise have few alternative housing options. Every \$1M deployed in the MHCR program preserves 40 affordable homes for Minnesotans. Thus, preservation of manufactured housing costs roughly \$25K per home. It is important to note that this program is eligible for use of Housing Infrastructure Bonds. MHFA has only deployed \$7 million of HIB's to this program out of over \$500 million authorized since 2020. It takes a Legislative directive to ensure HIB's are used for this program.

Similarly, CoNorth's revolving acquisition loan fund plays a vital role in preserving manufactured home communities when they come up for sale. The Legislature's 2023 appropriation to the Loan Fund has already helped over 360 Minnesota households purchase and preserve their communities. Lone Oak Estates Cooperative recently acquired their park using below market financing made possible through the state's investment. Additionally, we were able to leverage those dollars with local private lenders to further stretch the investment. The Lone Oak example shows how the fund enables residents to compete with outside investors and stabilize their communities. For every \$5 million deployed through the CoNorth Loan Fund, approximately 280 homes remain affordable for Minnesotans.

If the Conference Committee can find a creative way to fund these critical programs, allocating \$20 million to the MHCR (\$15 million) and CLF (\$5 million) would be a reasonable, targeted, and high-impact investment in preserving affordable housing.

Together, the investments of MHCR and the CoNorth Loan Fund represent a comprehensive and cost-effective strategy to preserve and expand affordable homeownership in Minnesota. They help maintain

housing stability, support resident ownership, and protect a critical segment of the state's housing infrastructure.

We respectfully urge you to continue supporting funding for these programs. They are working, and continued investment will ensure they remain available to the communities that depend on them.

Sincerely,



Emily Stewart  
Associate Director, CoNorth

# Minnesota Reformer

## Minnesota needs a Manufactured Home Park Resident Bill of Rights

**COLE HANSON**

FEBRUARY 25, 2026 8:30 AM

Gwen Elliott from Blaine [returned to work after 30 years at UPS](#) because she could no longer afford her rent. [George Zuccolotto in Northfield](#) was promised no rent increase, then received new fees for water and trash — resulting in \$180 in additional costs over three years. [Sammi Silver watched her Lake Elmo rent spike 40%](#) over five years.

These cases reflect a systematic pattern: out-of-state operators buying Minnesota manufactured home parks and implementing aggressive rent increases on residents who own their homes but rent the underlying land. Because [relocating a manufactured home costs thousands of dollars](#), residents face limited options when corporate owners raise costs.

The financial dynamics are straightforward: [RHP Properties, a Michigan corporation with over \\$6 billion in managed assets](#), acquired 50 Midwest parks in 2022, including seven in Minnesota. [Lakeshore Management, based in Skokie, Illinois](#), purchased Viking Terrace in Northfield in 2022 and immediately faced enforcement action from Attorney General Keith Ellison for imposing rules that prohibited residents from taking evening walks or children from playing together in their yards.

[According to organizing groups tracking sales](#), most parks sold in Minnesota during 2024 went to institutional investors rather than local operators. Out-of-state buyers have [accounted for more than half](#) of all manufactured home park sales since 2015; [81% of parks sold in 2021 went to out-of-state operators](#). The 10 Twin Cities parks with the highest rents are all owned by out-of-state buyers.

The [Manufactured Home Park Resident Bill of Rights](#), introduced by Sen. Liz Boldon, DFL-Rochester, and Rep. Matt Norris, DFL-Blaine, addresses this pattern through three core provisions: capping annual rent increases at 3%; limiting late fees to 8% of rent; and strengthening the right of first refusal to ensure Minnesota residents receive genuine opportunity to purchase park land when it becomes available for sale. Furthermore, it restricts park owners from bundling utilities to hide fees or usage, and expands access for utility companies to maintain essential infrastructure like power lines, gas pipes and water mains.

The right of first refusal provision merits particular attention. [Similar notification requirements](#) have operated successfully in at least six other states, including New Hampshire, where the mechanism has functioned for over 30 years. The policy does not mandate outcomes — it simply requires that park owners notify residents when a sale is planned and provides 60 days for residents to organize and submit an offer. When I spoke to Norris, he put it simply: “What many people call mobile or trailer homes are simply *not* that mobile.”

Minnesota's manufactured home sector represents significant affordable housing stock. Both sides of the aisle know the stakes, as [Rep Jon Koznick, R-Lakeville, acknowledged in 2019](#) that manufactured homes constitute the state's "largest source of non-subsidized affordable housing." [Approximately 50,000 manufactured homes exist statewide](#), with roughly 40,000 located in parks. [Rep. Spencer Igo, a Grand Rapids Republican who co-chairs the House housing committee](#), has emphasized manufactured homes as naturally occurring affordable housing — market-created homeownership opportunities requiring no government subsidy.

The operational contrast between corporate and cooperative ownership demonstrates the issue's stakes. [Park Plaza Cooperative in Fridley](#), where residents purchased their community in 2011, has seen either no rent increases or increases as modest as \$6 per month over 10 years. [During that period, residents invested in infrastructure improvements](#) including road replacement, water and sewer system upgrades, a tornado shelter, and a playground. Meanwhile, corporate-owned parks with 500 home sites consistently rank among the metro area's highest-rent properties.

[Sixty residents testified at the Capitol](#) about conditions in their communities. The organizing effort spans multiple parks — Blaine International Village, Viking Terrace, Evergreen Estates — and crosses traditional political boundaries. These residents include working families, retirees who spent decades in positions at companies like UPS, and veterans on fixed incomes.

"Park residents have earned the equity in their homes. When lot rent goes up, they either give up that equity or give up their grocery budget... nobody should have to choose" Norris said in our conversation.

The [Manufactured Home Park Resident Bill of Rights](#) creates baseline protections for Minnesotans who own homes but remain vulnerable to land cost escalation. When Illinois-based companies purchase Minnesota communities and implement rent structures that strain residents on fixed incomes, the result is wealth extraction from Minnesota households to distant corporate offices. The proposed legislation establishes parameters that preserve community stability while maintaining property rights.

[Igo](#) has demonstrated that housing policy can transcend partisan divisions through practical focus on affordability, diversity of housing types, and residential stability. The manufactured home question tests whether Minnesota will protect naturally occurring affordable homeownership or permit corporate operators to convert that housing stock into extraction opportunities.

The evidence supports legislative action.

Out-of-state corporate consolidation of manufactured home parks correlates with rent increases that outpace resident income growth, creating housing instability for Minnesotans who made legitimate homeownership investments. The Manufactured Home Park Resident Bill of Rights provides a policy framework that aligns with conservative principles of protecting property owners from predatory practices while preserving Minnesota's affordable housing infrastructure. [With eviction rates climbing higher and higher](#), for tenants and manufactured home owners' sakes, there's no time to lose.

## **COLE HANSON**

Cole Hanson is a dad, clinical dietitian, organizer, and renter in St. Paul. He writes about the connections between food, housing, politics, and public health for the Pioneer Press, Star Tribune, and other regional outlets.

## **Manufactured Home Residents Bill of Rights Overview: [HF2381](#) & [SF 2691](#)**

Manufactured home residents across the nation are facing unprecedented levels of threat as a result of increased out-of-state private equity and corporate ownership. Residents have been identified as a captive audience with limited options for relocation, and as a result, are being squeezed for everything they have. There are stories all across our state of residents who are one lot rent increase away from homelessness. Amidst our current housing crisis, we must act now to preserve the largest source of unsubsidized affordable housing in Minnesota.

There are ~180,000 Minnesotans living in the state's ~800 manufactured (mobile) home communities (MHCs). Many residents are living on fixed incomes and live in or around the poverty line, but many MHC residents represent the diversity of Minnesota across class, race, generation, culture, and geography. Ninety percent (90%) of Minnesotans who live in an MHC own their home and rent the land their home sits on. The "halfway homeownership" structure of MHCs makes ownership of a manufactured home unnecessarily risky and unstable for low-income homeowners in the state who face:

- Constant risk of escalating lot rents;
- Health and safety risks due to failing water/sewer systems and crumbling neighborhood infrastructure;
- Increasing risk of displacement

Over the last decade, MHCs have become prime real estate for private equity investors whose primary business model is to buy a park and seek to increase its value by raising the rent, adding fees, and cutting back on maintenance. Then they often sell it within a few years for a profit for themselves and their investors. 90% of park sales in Minnesota in 2024 were to these out of state investment groups.

### **The Policy**

The contents of this bill reflects conversations with residents across the state, policy experts, and decisionmakers to put the safety, security, and stability of Minnesota's manufactured home residents first.

#### **1. Rent Increases**

Right now, Minnesota statute declares MHC owners may raise lot rent twice in 12 months and the increase must be "reasonable," yet "reasonable" remains definitionless. In many places under private ownership, lot rent has increased at excessive rates of 10% or more, leaving people who live on fixed or low incomes financially stretched with little to no other options for housing. This bill explicitly defines "reasonable" as no more than 3% one time annually, putting lot rent increases consistent with standard cost-of-living adjustments (COLA). It also tackles excessive late fees by stating that in no case may the late fee exceed 8% of late rent payments.

## **2. Resident Opportunity to Purchase (OTP)**

The Opportunity to Purchase provision ensures that homeowners are provided an opportunity to purchase the land beneath their homes when their communities are for sale. OTP balances the property rights of two sets of owners: the homeowners and the community owners. The opportunity to purchase:

- Only applies when the community owner has already decided to sell the community
- Does not force community owners to sell or force homeowners to purchase the community
- Ensures that community owners receive market price for the community
- Brings an additional prospective buyer to the table, which enhances the owner's ability to sell the community, while providing an opportunity to preserve the community as an affordable housing resource long-term

## **3. Increased Enforcement and Transparency for Residents**

MHC residents are afforded rights under Sec 327C. However, with weak enforcement mechanisms, some residents face retaliation by management and/or owners for filing complaints about their living conditions, have received unjust eviction notices with few opportunities for recourse, or are forced to pay for services they are not getting. To ensure these rights are being properly afforded to residents in a transparent manor, we must:

- Necessitate community owners who violate sections 327C.015 and 327C.14 be liable for 1) actual damages sustained by the resident as a result of the violation 2) injunctive relief 3) equitable relief as determined by the court and 4) in the case of a successful action, the cost of action and reasonable attorney fees as determined by the court,
- Require community owners provide an itemized bill to residents that separately and clearly labels each service or item charged to the resident,
- Instruct community owners offer alternative methods of rent and utility payment in addition to digital payment platforms,
- Clarify community owners are responsible for tree care and removal and that residents are ensured swift action in the event of safety concerns;
- And ensure community owners are responsible for the cost of repairs by utility providers and ensure the right of residents to provide access to the park to a utility provider to repair faulty or defective utility equipment.

## **Common Myths About Living in Manufactured Home Communities**

*This document was developed and approved by residents  
of manufactured home communities.*

### **“Manufactured home residents are renters.”**

About 90% of manufactured home community residents own their home but rent the land underneath meaning the majority of manufactured home residents are homeowners.

### **“Lot rent is the same as standard rent.”**

Lot rent is completely different from standard apartment, condo, or single family home rent. Standard rent often covers maintenance costs for the unit, snow and lawn care, some form of utilities, and access to a management company or landlord. Manufactured home residents have to handle and pay for all repairs and maintenance on their homes, often do not get adequate snow removal or lawn care unless they choose or are forced to pay a separate fee, while historically utilities were covered under lot rent, more and more often utilities, like water, are being charged separately while lot rent continues to increase, and residents are lucky to hear back from management or community owners as staffing continues to get cut, hours of the office reduced, and phone lines are outsourced to out-of-state entities.

### **“Capping lot rent at 3% is the same as the rent control law that passed in St. Paul.”**

Apartment rent stabilization and manufactured home lot rent stabilization are an apples to oranges comparison. There are several reasons it's not the same:

- 1) New manufactured home communities haven't been built in Minnesota for 40 years. This doesn't have the same impact on slowing/halting development many claim standard rent control does.
- 2) Part of the appeal to investors to own manufactured home communities is that there is little reinvestment back into the park:
  - a) In 2024, the average cost to operate a single occupied site was \$3,295 per year (~\$275/month) including utilities (water/sewer, electrical). The largest expense drivers are typically insurance, property taxes, and capital improvements. It's becoming a standard to see lot rent in the 800-1,000 range for investor owned parks and utilities separated from base lot rent. (data from [Co-North](#))
  - b) Manufactured home communities are valued based on Net Operating Income. The primary way investors increase the asset's value is by raising rents. Unlike single-family housing, improvements alone do not materially increase value, only rent prices do.
  - c) While operators cite rising expenses to increase rents, the scale and frequency of recent rent increases reflect an investment strategy, not operating costs.

- d) Many residents cite not seeing any repairs, improvements, or even basic maintenance to their communities despite drastically rising lot rents.

**“Aren’t most parks owned by small park owners?”**

Especially over the last decade, out of state real estate investors have been buying up manufactured home communities. Most communities in the state are being bought out by private equity firms. In 2024, at least 90% of parks sold in Minnesota were sold to out-of-state real estate investment trusts or private equity firms.

**“Minnesota law already states that lot rent has to be ‘reasonable,’ so residents are protected.”**

Without definition, “reasonable” is left to be determined by community owners who don’t live in a manufactured home and don’t see the economic realities of people who do. A \$50-60 increase per month – often what residents have seen in the last couple of years, especially in communities bought by out-of-state investment groups – is far more than a lot of people can afford. Residents are then forced to choose between their home, food, medicine, or other necessities they need to survive. State law also allows rent to be increased twice a year. Two \$50 increases in one year could be the difference between homeownership and homelessness for a lot of residents, whose average income is \$35,000 per year.

**“Lot rent is going up to keep up with the cost of everything else going up.”**

Manufactured home community operating costs are often in the 25-35% range, meaning community owners are making a hefty profit off of lot rent. Yet, it’s common for community owners to increase lot rent 10% or more per year, especially in the last few years. Particularly for out of state investment groups, those increases have also been accompanied by staff cuts and cuts to amenities to increase their profit margins further.

**“Manufactured home community owners pay all the property taxes.”**

While community owners pay taxes on the land, the manufactured home residents pay property taxes on their homes. Rising costs for owners also means rising costs for residents.

**“Residents can just move their home to another manufactured home community if costs get too expensive at the one they are in now”**

Despite often being referred to as “mobile” homes, manufactured homes often cost \$15,000+ to move. Not to mention, moving the home long distances on roads and highways can damage the integrity of the house. Older homes settle into the ground and aren’t even able to be moved, and many communities won’t take homes older than 10-20 years. Even if a resident has \$20,000 and a newer home that they are willing to risk damaging, finding a new community with affordable lot rent and space to accommodate is few and far between.

**“At least residents can sell their homes and make a profit if they can’t afford to live in the community anymore.”**

With increasing lot rents, it is getting harder for residents to sell their homes. This means residents who cannot sell their homes and can’t afford to pay lot rent often face eviction, and in many cases, the home that they paid for is then gifted to the community owner to sell or demolish.

**“There are already a lot of rights for manufactured home residents in state law.”**

While more rights have been fought for and afforded to manufactured home residents in the last decade in Minnesota, there are very few enforcement mechanisms that exist. The jurisdiction over manufactured home communities lives within multiple agencies who may contract with other local agencies and no one institution is responsible for the oversight and regulation of these communities, which makes it extremely difficult for residents to see swift action or even know where to go for said action in the event of a violation.

**“Opportunity to Purchase legislation forces community owners to sell to residents”**

Opportunity to purchase legislation does not force community owners to sell to residents, it merely requires community owners to treat residents as a competitive buyer at the table in the event of a sale. Community owners could still decide to sell to another buyer, but this legislation ensures residents have the proper notice and information to make a competitive offer.

**“A law was already passed in 2023 that allows residents to form Resident Owned Cooperatives (ROCs)”**

Residents have been allowed to form ROCs for decades, but have not always received proper notice that the owner intends to sell or any information about the terms of the sale to even have a fighting chance at making an offer to purchase the manufactured home community themselves. The legislature attempted to fix that with the “right of first refusal” law that went into effect in July 2023. But since then, Minnesota Housing has received 8 notices and yet 31 sales have closed between July and the end of 2024. In most cases, notices to residents arrive too late after the property is already under contract or they receive notice and it is nearly impossible to find someone to actually connect with regarding the sale. We’ve tried it, and now we know we need a stronger law in place, like “Opportunity to Purchase.”

**“Why does it matter who owns a park?”**

Not all types of park owners provide the same care for their residents. Private Equity Firms do not take into consideration the needs of the manufactured home owner communities such as those who are on fixed income, proper park maintenance such as utilities and tree maintenance, and providing transparency with how rent is used to upkeep the park. Co-operatives allow the parks to be owned by the residents themselves who have a direct say in how the park is run, how the rent money is utilized and if the rent is going to be increased each year.

May 7, 2026

Re: Asamblea de Derechos Civiles Support of S.F. 203 – Manufactured Housing Bill of Rights (Sect. 3-15 in Senate Version – UEH1141-1)

Dear Chairs Port, Igo, and Howard, Lead Lucero, Vice Chair Kozlowski and Representative Nash:

I'm Pablo Tapia Executive Director of Asamblea de derechos civiles we are a faith based organization and for a while we have been organizing in different manufactured home communities and we have witnessed the abuse of some corporations that for most are out of Minnesota buying and pickpocketing MHC. residents' economies we have felt the pain of residents seeing the destruction of their communities like Lowry Grove MHC in St. Anthony MN years back .Now this is becoming more inhumane so many families are in the brink of being homeless, Seniors, Vets, and lots of people that live on fixed incomes can no longer take anymore cruel lot rent increases.

The excessive fees that the companies charge to residents are not justified and do not match the values of the people in Minnesota that always support fairness and justice .

The charges for utilities like water in some places are just a plain robbery making residents pay for water that comes muddy or with so much chlorine that burns the eyes or breaks our washers, It doesnt mean we dont want to pay for water, it is that we want to pay for water that can be of home use without being abused in the charge for it.

Owning a Manufacture Home should not be a curse under the way that new corporations want to run and charge for lot rents owning a Manufactured home should be the path to prosperity and not the road to homelessness

I live too in a manufactured home Community in the district with the most manufactured home communities north of the twin cities. I raised my children as a single father 25 years ago and thanks to that I could raise my children now. I almost pay three times more making it impossible for a family to pay for excessive rent increases

Manufactured Home communities are neighborhoods where human beings work live and want prosperity just like many other Minnesotans.

**I urge you to stand with Minnesota homeowners and support the Manufactured Housing Bill of Rights provision within Senate File 203.**

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