

Congress of the United States
House of Representatives
Washington, DC 20515-4606

April 20, 2020

The Honorable Joseph J. Simons, Chairman
Federal Trade Commission
600 Pennsylvania Avenue NW
Washington, DC 20580

Dear Chairman Simons:

On January 7, 2020, I requested that the Federal Trade Commission open an investigation into the out-of-state investors and corporations that are purchasing mobile home communities in Iowa and subjecting their residents to predatory and unfair business practices. For too long, these mobile home companies have charged residents excessive rents and subjected them to unreasonable lease agreements. Unfortunately, their predatory behavior has continued into the COVID-19 pandemic. Today, I urge you to open this investigation without any further delay.

As outlined in my previous letter, Impact MHC Management LLC is among the companies subjecting mobile and manufactured home park residents in Iowa to unfair and abusive rental terms. This behavior has continued, even in the face of an ongoing global health crisis. In direct violation of a statewide moratorium on evictions, Impact MHC Management moved forward with issuing eviction notices to at least six residents at Table Mound Mobile Home Parks in Dubuque County, Iowa. Days later, the company rescinded the eviction notices, which they claim were sent in error. However, this occurred only after the state's attorney general became involved.

While the State of Iowa and agencies like the U.S. Department of Housing and Urban Development are responsible for the respective enforcement of any current limitations on evictions at the state or federal level, I write to you because these blatant intimidation tactics are part of a longstanding pattern of behavior from Impact MHC Management, LLC. Attempting to move forward with these unlawful evictions was predatory, especially at a time of crisis when residents are least likely to have the resources to pay the balance.

We cannot allow these companies to operate as if they are above the law. While grateful that the residents may stay in their homes, their actions created stress and hardship. I ask that you consider this latest action and urge you to begin investigation of predatory mobile home companies immediately.

ABBY FINKENAUER
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Sincerely,



Abby Finkenaer
Member of Congress

CC:

U.S. Attorney General William Barr

U.S. Department of Housing and Urban Development Secretary Ben Carson