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Dear Mr. Flatt, Ms. McHugh and Mr. Baron,

We are writing to you regarding the possible acquisition of Yes! Communities by Brookfield Asset Management.

As you know, Yes! Communities is one of the largest owners of manufactured housing in the U.S. Our records show that the company owns 266 parks with a total of over 77,000 home sites. Combined with the parks that Brookfield already owns, you would own over 300 parks with over 100,000 sites.

Manufactured homes provide affordable housing

We are concerned because manufactured homes are a vital source of affordable housing at a time when there is a severe shortage of affordable homes. Manufactured homes are a particularly important housing option for families who live on fixed incomes, such as seniors and individuals who are unable to work due to disability.

You are well aware that although they are called mobile homes, they are almost never moved once they are placed in a park. It can also be difficult for residents to sell their homes because of restrictions imposed by park owners.

We have seen a disturbing pattern of private equity firms buying a park and almost immediately increasing the rent and fees. With limited mobility and few other alternative housing options, manufactured home residents are trapped and can be squeezed for every dollar.



Rent Hikes at Yes! Communities Michigan Parks

More than a quarter of Yes! Communities' parks are in Michigan, and there have been a number of news stories about residents there who are already struggling due to Yes!'s rent increases, such as:

- a resident of [Oakland Glens](#) in Novi, Michigan, who said his rent doubled after it was bought by Yes! Communities.
- a 71-year-old woman at [Avon on the Lake](#) in Rochester Hills, Michigan, who was paying more than half of her monthly income for rent due to rent increases by Yes! Communities.
- A resident of [Fairfield Lake](#) in Chesterfield, Michigan, said that her monthly rent increased from about \$700 to \$1,500, while another resident reported that her monthly rent and fees for water and sewer jumped from about \$1,150 to \$1,715.

Problems at Yes! Communities Parks

There are also disturbing reports about Yes! Communities' operation of parks in other states.

- One tenant who rented her home in [Gainesville, Florida](#), said she complained about a crack in her bathtub. After multiple complaints, the park management took out the bathtub and discovered mold and mildew. After a long time, the park management just painted over the mold and replaced the bathtub. Another renter said he had been waiting a year for an exterminator. Residents also complained that there were abandoned trailers in the park that were being used by homeless people and drug addicts.
- In [Smyrna, Tennessee](#), renters complained that the floors buckle, the doors don't shut right, and in one case, that the uneven settling of the lot created a crack in the ceiling where the two sides of the home are separating. They said that park management didn't respond to their basic requests for maintenance, such as for better drainage, for streetlights, for potholes, and to remove couches and other trash. Residents also noted the excessive fees, such as \$100 if residents fail to cut the grass, and an aggressive towing service that has forced residents to pay hundreds of dollars to recover their cars.

Residents have echoed many of these same complaints in reports to MHAAction, such as about the [excessive fees](#), about [raw sewage](#) spewing into a yard, and about YES! Communities raising the rent twice during the [pandemic](#) and filing to evict someone during the national eviction moratorium.

Additionally, we were very concerned about reports over the last few years, when we had some of the hottest summers on record, that Yes! Communities threatened residents with lease violations and being forced out of their homes if they didn't remove window air conditioning units. A letter to residents of [Countryside Village](#) in South Bend, Indiana read, "After three violations, evictions can and will be filed." There have been news stories about Yes! Communities engaging in similar practices in [Five Seasons](#) in Cedar Rapids, Iowa, [Ashli Oaks](#) in Denton, Texas, and [Springfield Meadows](#) in San Antonio, Texas.

Many older homes do not have central air, and many residents, especially those on fixed incomes, can't afford to buy a whole new air conditioner system. Residents have raised concerns that not having air conditioning could be dangerous, especially for people with health conditions.

Park Management

In 2017, Brookfield partnered with RHP to [acquire](#) a portfolio of 135 manufactured home parks. RHP has managed the day-to-day operations of the portfolio. We would like to know if you intend to have RHP manage the Yes! Communities portfolio after you acquire it. We are concerned because of problems reported at RHP properties:

- Residents of [East Hampton Village](#) in New York have complained about frequent and long-lasting electrical outages, and issues with septic tanks, roads, and general safety. An inspection by town officials found several code violations and concluded that the park's electrical system was "not properly wired, not properly grounded, and overloaded." Several residents reported that their septic system had backed up into their showers.
- The [Denver Post](#) reported in 2021 that a quarter of the open complaints with the state's Mobile Home Park Oversight Program were against just four corporations, and RHP had 20 open complaints – more than any other owner and 8% of the total 241 open complaints in the system at that time.
- As of April 2025, RHP Properties had filed [131 evictions](#) in Western North Carolina in the six months after Hurricane Helene devastated the area, causing record-setting flooding and extensive damage, and leaving many residents without power or water.

Standards for Brookfield-owned Manufactured Home Parks

It is vitally important that Brookfield commit to a basic set of standards and resident protections if you purchase YES Communities, including, but not limited to:

- Capping home and lot rent increases at 3% per year
- Pledging not to impose any new fees or increase any existing fees
- Cooperating with residents who wish to collectively purchase their parks
- Committing not to retaliate against residents who file complaints, speak to the media, or organize with other residents
- Providing long-term residents who are senior citizens with multi-year leases if they choose
- Allowing residents to have window A/C units

We are requesting that you meet with our organizations and some YES Communities residents to discuss this further.

Please contact Jordan Ash at Jordan.ash@pestakeholder.org or (651) 322-0206.

Thank you,

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