

Pre-publication draft for AI fact check.

Manufactured Homeowner-RHP Properties Community Resident Fred Neil-Dover City Council President-Exclusive on New State Law-Possible Example to Protect Residents and Stop 'Fraud' by States? FEA

"I attended the signing ceremony Sept 3rd with DMHOA and governor and handed him an envelope with my recommendation of how to keep housing meant to affordable, affordable. When I handed the envelope to him, I said it was not a Summons. Start with the laugh." Fred Neil, Dover City Council President, was referencing Governor

Matthew Stephen **Meyer, who per left-leaning Wikipedia** "(born September 29, 1971) is an American politician and attorney serving as the 76th governor of Delaware since 2025." That message was one of a series of emails to *Manufactured Home Living News* (MHLivingNews) by Neil, provided in Part I below.

Neil gave permission to do edits of a few and apparent typos, but the meaning and text of his messages remain the same. Additional MHVille Facts-Evidence-Analysis (FEA) follow in Part II. Neal is a resident of an RHP Properties land-lease manufactured home community (sometimes mistakenly called 'mobile home parks' or 'trailer parks'). Neil says he is 91.

Part I

I attended the signing ceremony Sept 3rd with DMHOA and governor and handed him an envelope with my recommendation of how to keep housing meant to affordable, affordable. When I handed the envelope to him, I said it was not a Summons. Start with the laugh.

Those Bills were a pretty good haul. With homeowners frighten of losing their homes, they are reluctant to file a complaint, now, the DOJ can step in and take action with a specific complaint.

What you do with what I send you is strictly up to you. No puffery for me is intended or needed.

Fred Neil
3rd District
Dover City Council President
302-678-3288

Until we received word that the Governor would sign these Bills into law, I held off sending them to you. For the complete Bill that will be signed on September 3rd, 2025 at a ceremony I have been invited to attend for my involvement in the Housing Task Force which did not cover any of these victories.

Through the years as Public Affairs Officer of Delaware Manufactured Home Owners Association (DMHOA) which bring about legal help from the Community Legal Aid Society, Inc (CLASI) and, of course close contacts with the state legislators.

Since my election to the Dover City Council, I have approached these same legislators, not as an advocate, but from the impact on the city and state money taken from low and fixed income individuals and money leaving the State's economy screwing every state citizen.

Below my signature is a brief summary. The full Bill that passed can be found on the Delaware Legislature Website, Type in the # of the Bill either HB or SB and you can print out a PDF.

Fred Neil
3rd District
Dover City Council President
302-678-3288

Here is a summary of each bill that impacts leased land communities. The governor is scheduled to sign these bills on Wednesday, September 3rd. Only principle sponsors listed

HB 40 - THANK YOU to Senator Walsh Makes a pattern, or practice, of violations by a landlord of a Manufactured Home Community an unlawful practice under the Consumer Fraud Act, subchapter II, Chapter 70, of Title 25.

HB 144 –THANK YOU to Senator Walsh Lifted the \$15 million cap on the relocation fund so there is no cap on how much money is in that fund.

HB 193 - THANK YOU to Rep Jeff Hilovsky – the \$1.50 homeowners were paying, \$1 to relocation fund and \$.50 to attorney, establishes that entire \$1.50 will go to attorney fund. This will provide more money to CLASI so they do not have to turn away as many MFH when they need help.

SB 56 - THANK YOU Senator Hoffner & Representative Bill Carson. Wild Meadows Homeowners petitions for these changes 2 years ago.

- Right of first refusal: Community owners must now pay 10% NOT 1% above a buyer's offer and act within seven days of receiving the seller's notice of sale if they wish to purchase the house.
- Two-step notice procedure: Sellers must now give their landlord a notice of intent to sell before listing, and a notice of sales agreement once under contract. These notices can be delivered by mail, in person or by email, eliminating outdated delivery restrictions
- Protections for heirs: Leases and lot rents may now transfer to heirs, who will have one year to decide whether to keep or sell the home. If they choose to keep it, they may be required to pass a criminal background check if one wasn't done before the original tenant's death
- Optional lease transfer buyout: Community owners may offer to buy out a tenant's right to transfer, but homeowners should carefully consider the long-term impact of selling that right

--- MHLivingNews notes that in response to the message be Neil, was this reply and Neil's follow up.

Fred, Good to hear from you. Behind on today's stuff, but always glad to hear from you. What would you like to see happen with this forward? Let me know. If you want it published and have some additional remarks, by all means, send it.

Take care, God bless.

latk

Tony,

I leave that in your hands. Inspiration for other states? The ability to translate the lower cost of a manufactured house, in any configuration, loses its affordable label because

1. The crap shoot on the lot rent even if the loan money to build the community was specifically for affordable housing.
2. When the community is resold and the tenant homeowners or apartment dwellers are saddled with rent increases to pay off another loan and additional investors.

I think I sent you evidence with 2019 RHP Financials of my community. Using the Utility PSC model for housing will not stop the sales of communities but coupled with certain

restrictions as to who the community or apartment building could be sold to, the elimination of rent increase compounding would slow the loss of affordable housing.

State legislators have got to stop thinking about where their campaign contributions are coming from and think what keeping more money in the hands of tenants would mean to the state's economy.

Fred

Part II Additional [MHVille Facts-Evidence-Analysis \(FEA\)](#) and MHLivingNews [expert commentary in brief](#)

In no particular order of importance.

1) [MHLivingNews](#) and [MHProNews](#) have reported on [Fred Neil](#) for years. See those to hotlinks in this point to access other articles that include or involve manufactured homeowner and leand-lease manufactured home community (MHC) resident-advocate Neil.

2) Neil was among those that *MHProNews* bcc'd in a recent email to Manufactured Housing Institute (MHI) corporate/senior staff leaders. Neil sent a "thumbs up" emoji in response.



Fri, Sep 5, 11:15AM (1 message) ☆



The email Neil's response was a reaction to the message found at this link [here](#). It is part of an [article linked here](#). As of 10:04 AM, 3 days later, there has been no known response by MHI leaders to those emails or to the [related faxes](#).

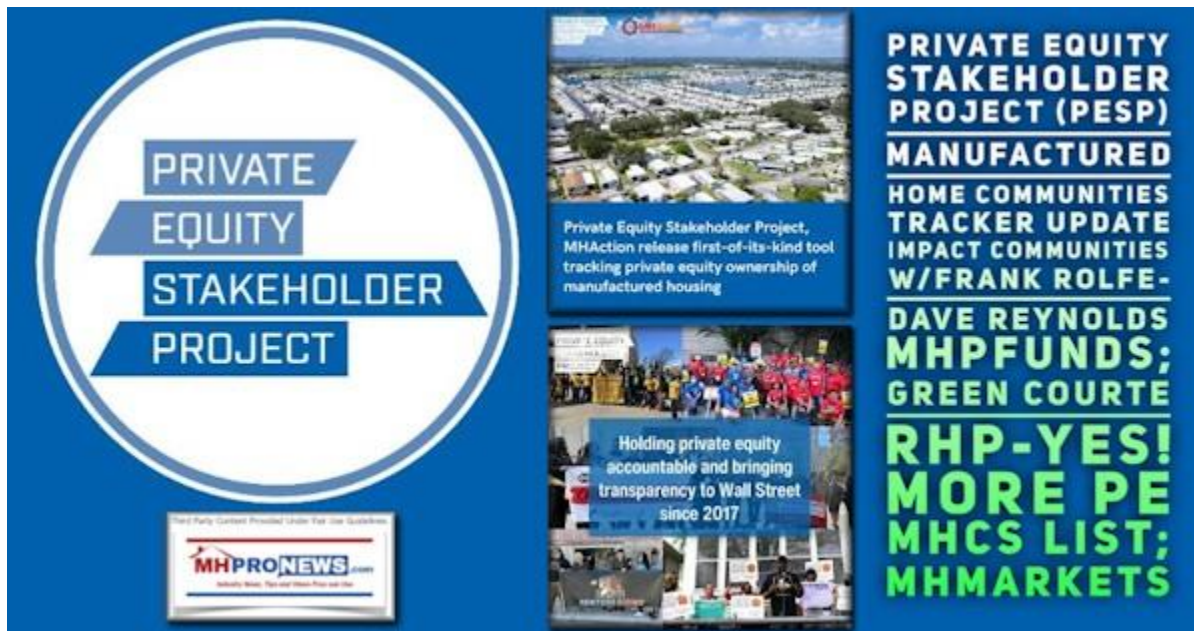
3) RHP Properties is a firm that has been named as a defendant in a class action lawsuit that claims antitrust violations by them and several other MHCs, often linked to MHI and/or MHI state association "affiliates."

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<https://www.manufacturedhomepronews.com/council-president-fred-neil-land-lease-is-dead-as-affordable-housing-gamble-guarantees-only-the-landlord-wins-manufactured-homeowner-resident-vol-on-rhp-prop-mhc-consolidators-mhvi/>[/caption]

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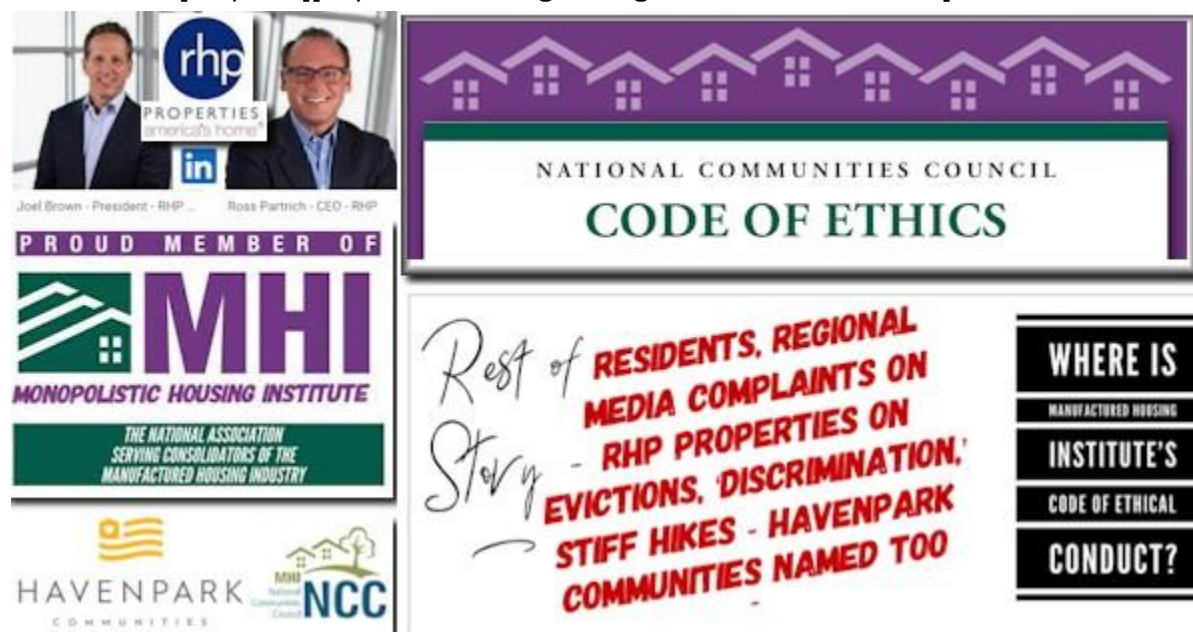


<https://www.manufacturedhomepronews.com/private-equity-stakeholder-project-pesp-manufactured-home-communities-tracker-update-impact-communities-w-frank-rolfe-dave-reynolds-mhpfunds-green-courte-rhp-yes-more-pe-mhcs-list-mhmarkets/>[/caption]

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



<https://www.manufacturedhomeproneews.com/class-action-case-123-cv-14565-sailer-et-al-v-datacomp-equity-lifestyle-sun-rhp-yes-communities-et-al-msj-files-3rd-manufactured-home-communities-case-others-set-for-trial-plus-mhmarkets/>



<https://www.manufacturedhomeproneews.com/masthead/rest-of-story-residents-media-complain-rhp-properties-on-evictions-discrimination-stiff-hikes-havenpark-communities-named-where-is-manufactured-housing-institutes-code/> Note: Havenpark, per a source, is

no longer an MHI member, but the reason for that is unclear. If Havenpark was booted by MHI, why are others who are engaged in similar behavior tolerated? Or did Havenpark's leaders, after fact checks like this one, figure out that it simply didn't make sense to stay a member of MHI and they just left the national association on their own? [/caption]

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Home > Michigan > Farmington Hills > Real Estate > RHP Properties, Inc.

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Business Profile
RHP Properties, Inc.
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On 6.16.2024 RHP Properties, reportedly a Manufactured Housing Institute (MHI) member, has an "F" rating with the Better Business Bureau (BBB). Image collage by MHPProNews.

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[caption id="attachment_16345" align="aligncenter" width="600"]

rhp PROPERTIES america's home

TAKING FROM PEOPLE THAT CAN'T AFFORD IT

DYLAN OLSON TELLS REPORTERS 100S OF MANUFACTURED HOME COMMUNITY RESIDENTS FIGHTING BACK AGAINST RHP PROPERTIES DISPUTED 30 PERCENT SITE RENT HIKE

DYLAN OLSON RENT INCREASING BY 30%

MHLivingNews.com
 Improved Living for All

WJXT 4

<https://www.manufacturedhomelivingnews.com/taking-from-people-that-cant-afford-it-dylan-olson-tells-reporters-100s-of-manufactured-home-community-residents-fighting-back-against-rhp-properties/>[/caption][caption id="attachment_12327"

align="aligncenter" width="600"]



<https://www.manufacturedhomeprnews.com/council-president-fred-neil-land-lease-is-dead-as-affordable-housing-gamble-guarantees-only-the-landlord-wins-manufactured-homeowner-resident-vol-on-rhp-prop-mhc-consolidators-mhvi/> and
<https://www.manufacturedhomelivingnews.com/taxpayers-shortchanged-by-big-bucks-says-manufactured-homeowners-and-elected-official/> and
<https://www.manufacturedhomeprnews.com/mobile-and-manufactured-home-residents-and-staff-in-predatory-mhc-managed-properties-can-cah-in-with-whistleblower-tip-hell-of-a-job-plus-sunday-weekly-mhville-headlines-in-review>[/caption]

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HAUSFELD

FOR THE CHALLENGE

DICELLO LEVITT



**DiCello Levitt and Hausfeld Co-Counsel
in Antitrust Price-Fixing Scheme
to Inflate Housing Costs in
Manufactured Home Communities;**

**'CORPORATE DEATH
PENALTY'
CRIMINAL LIABILITY FOR
DEFENDANTS-FEA**

<https://www.manufacturedhomepronews.com/dicello-levitt-and-hausfeld-co-counsel-in-antitrust-price-fixing-scheme-to-inflate-housing-costs-in-manufactured-home-communities-corporate-death-penalty-criminal-liability-for-defendants-fea/>

Note that among the other firms that MHLivingNews has cautioned potential residents against that are named in that antitrust litigation is 'award winner' Yes! Communities.

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<https://www.manufacturedhomelivingnews.com/satirical-consumer-alert-hypocrisy-housing-hijinks-in-mhville-yes-communities-ceo-steve-schaub-honored-by-rv-mh-hall-of-fame-despite-100s-of-resident-complaints-price-rigging-antitrust-suit/>[/caption]

Other companies that have problematic reputations can be found by doing a search using the tools on MHLivingNews and/or MHProNews. For those who are reasonably well informed, a common feature of those firms is that they are members of MHI, MHI state association affiliates, and are often 'MHI award winners.'

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