

**Please vote YES to support Colorado's Largest Source of Unsubsidized Affordable Housing
HB 20-1196 and HB20-1201**

More than 100,000 people live in more than 800 manufactured home parks across Colorado. The Mobile Home Park Act (MHPA) has been on the books since 1973. The MHPA outlines the rights and responsibilities of homeowners and park owners in Mobile Home Parks, also known as Manufactured Housing Communities. This year, legislators are bringing forth legislation to protect homeowners' rights and address concerns highlighted by the Department of Regulatory Affairs 2018 Sunrise Review of Mobile Home Community Owners and Managers.

HB 20-1196: MHPA Modernization (Hooton, McCluskie, Fenberg, Lee)

- **Retaliation:** Residents who complain about violations could face retaliation from landlords. This bill defines retaliation and how residents can be protected from retaliation.
- **Arbitrary Eviction:** Eviction is a serious problem because a person can lose their living space AND a home. This bill ensures evictions can't occur over minor rule violations.
- **Utility Billing Transparency:** Landlords will need to provide methodology as to how they determine water billing for individual units.
- **Landlord Responsibilities:** Landlords must reimburse tenants if they're responsible for damage, and must ensure water and restrooms are available in case of service disruptions.
- **Right to Privacy:** Landlords might have legitimate reasons to enter a home, but under this bill they must provide adequate advance notice and get tenant consent.
- Many of the issues in HB 20-1196 were identified in a 2018 DORA Sunrise Report on Manufactured Homes.

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HB 20-1201: Opportunity to Purchase (Hooton, Gonzales-Gutierrez, Moreno, Ginal)

Mobile home ownership is challenging because people own the homes but someone else owns the land on which it sits. This bill sets standards for potential community purchases of a park. Resident-owned communities would be responsible for obtaining financing.

- **Notification:** This bill requires landlords to provide 90 days notice to residents if a park is for sale or if they intend to redevelop, so residents know and have enough time to organize, get financing, and make an offer.
- **Transparency:** If a possible sale triggers a notification, the notice must include exactly what's for sale, along with price, terms, and conditions of the possible sale.
- **Fair Negotiation:** If residents are interested in a purchase, landlords must enter into good-faith negotiation and provide information residents might need to prepare an offer.
- **Public Sector or Nonprofit Involvement:** Communities would be able to assign purchase rights to a municipality, county, housing authority, or relevant nonprofit.
- This bill would help Colorado join in a nationwide trend of **at least 19 states** that have adopted some form of resident purchase opportunity legislation.

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Supporters: 9 to 5 Colorado, Adams County, B-Connected, Boulder County, Call to Action-CO, CatholicNetwork, City of Aurora, City of Boulder, City and County of Broomfield, City of Fort Collins, Colorado Association of Local Public Health Officials, Colorado Center on Law and Policy, Colorado Coalition for the Homeless, Colorado Coalition of Manufactured Home Owners, Colorado Cross-Disability Coalition, Colorado Children's Campaign, Colorado Municipal League, Colorado Poverty Law Project, Colorado Public Health Association, Colorado Immigrant Rights Coalition, Colorado Senior Lobby, Colorado Village Collaboration, GES Coalition, The Denver Foundation, Disability Law Colorado, Elevation Land Trust, Interfaith Alliance, League of Women Voters of Colorado, Livewell Colorado, Mile High Connects, Prosperity Now,

Rodefei Tzedek, Summit County, United for a New Economy, Westwood Unidos, Women's Lobby of Colorado, Together Colorado, The Chaffee Housing Trust **HB1201 Supporters**; Colorado Counties, Inc