

Support: HB XXXX Mobile Home Park Resident Protections

Representative Boesenecker and Senator Ginal

Imagine owning your home, but the land underneath it is owned by a private corporation that can raise lot rent and add fees without a corresponding increase in amenities or infrastructure upgrades. For approximately 100,000 people that call over 700 mobile home park communities home in Colorado, this is their situation.

Before and throughout the pandemic, corporations and private, out-of-state investment funds purchased mobile home parks, touting them as a profitable investment. **At least 20 mobile home parks have been sold without fully following Colorado's Opportunity to Purchase law.** Each time a new operator takes over, home owners face monthly lot rent increases of as much as 80%. Fixed and low income families are eventually forced out, losing their property interest in their home, causing many families to face displacement or homelessness.

Out-of-state investment funds and corporations who invest in mobile home parks in multiple states have continued to purchase and operate parks in states with regulations similar to what is being proposed in this bill. **Mobile Home Parks still remain an attractive investment, even when basic resident protections are put into place.**

Passing basic mobile home park resident protections is good for residents and Colorado.



Increases Stability for Residents

- Creates the 'Mobile Home Park Resident Empowerment Loan Program' in line with the Affordable Housing Task Force recommendation, to fund a revolving loan program for residents to purchase their park or for park owners to access for infrastructure upgrades.
- Extends time periods and clarifies the information that residents receive related to an opportunity to purchase their park.
- Allows residents to assign their ability to purchase the park to a public entity that can purchase the park on their behalf.



Protects Affordability of Housing

- Increased protections if a park owner decides to change the use including 12-month notice, assistance with relocation costs, or payment if the home can not be moved.
- Establishes lot rent stabilization to protect residents, as calculated by DOLA while ensuring a fair return for park owners.
- Stabilizes lot rent at current rate if the park is not in compliance with applicable laws and state registration processes.



Creates Greater Accountability

- Gives the Attorney General ability to enforce, investigate, and bring legal action for violations of previously passed mobile home park protections.
- Gives the Division of Housing authority to expedite health and safety complaints, conduct investigations, issue cease and desist orders, and levy fines if appropriate.
- Ensures the majority of communications from landlords to residents is in English and Spanish.
- Requires that park owners maintain records related to rent increases, lease agreements, and park rules and regulations.

Coloradans need to stay in the mobile homes that they have built their lives and communities around.



Who are the primary residents of Colorado's mobile home parks?

- 22% Veterans
- 27% Residents 65+
- 29% Latino
- 39% People with disabilities

Many of these residents have fixed incomes and no alternative affordable housing options.

- The median annual household income of those living in mobile homes was just \$39,800 prior to the pandemic.

Source: Root Policy Research Sept 2021

Keep Coloradans Out of Poverty

- Manufactured homes provide the largest form of unsubsidized affordable housing in Colorado.
- Large, out-of-state investment funds are purchasing mobile home parks at an alarming rate causing lot rents to increase without accompanying infrastructure improvements, displacing residents and pushing families into homelessness.
- From 2003 to 2019, the average annual lot rent and fees associated with mobile homeownership increased by 71%, and in more densely populated areas, average lot rents have increased by over 170%.
- Creation of a revolving loan fund to help residents purchase their parks will create greater stability for thousands of families.



Protect Residents

- Mobile home park residents are especially vulnerable due to power imbalances with park owners.
- Between May 2020 and June 2021, DOLA received 221 complaints encompassing 546 alleged violations. 87% of those alleged violations remain unresolved.
- DOLA has limited authority and resources to stop bad actors or address urgent health and safety issues.

For more information please contact:

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