

House Transportation & Local Government

05/02/2022 01:30 PM

SB22-160 Loan Program Resident-owned Communities

Typed Text of Testimony Submitted

Name, Position, Representing	Typed Text of Testimony
Evelia Rosas For Self	<p data-bbox="565 373 894 407">Hola mi nombre es Evelia,</p> <p data-bbox="565 449 1463 779">Yo vivo en un parqueadero de casas móviles en Norte Colorado . Yo apoyo esta ley porque pienso que es muy bueno si hubiera una ley como esta seria mas facil para recaudar fondos para que los residentes puedan comprar los parqueaderos donde vivimos. Por ahora yo estoy involucrada en un proyecto para comprar el parque donde vivimos, si hubiera una ley como esta seria mas facil para nosotros para recaudar fondos, yo apoyo esta ley SB 22-160. Es muy importante tener fondos para poder comprar y asi poder conservar los parqueaderos de casas móviles.</p> <p data-bbox="565 825 873 858">Hello my name is Evelia,</p> <p data-bbox="565 900 1463 1157">I live in a mobile home park in Northern Colorado. I support this law because I think it would be good to have a law like this. It would be easier to raise funds so that residents can buy the mobile home park where we live. For now I am involved in a project to buy the park where we live. If there were a law like this it would be easier for us to raise funds, I support this law SB22-160. It is very important to have funds to be able to buy and thus be able to conserve mobile home communities.</p>



May 1, 2022

House Transportation & Local Government Committee
Colorado General Assembly

RE: Support SB22-160 – Loan Program Resident-owned Communities

Dear Members of the House Transportation & Local Government Committee:

My name is Kathy Smith, and I am a member of the League of Women Voters of Colorado's Legislative Action Committee. **I am writing in support of SB22-160, on behalf of the League's Legislative Action Committee.**

The League is a nonpartisan organization that encourages informed and active participation in government and influences public policy through education and advocacy. Our membership spans the state of Colorado with 19 local leagues operating in several regions of the state. The League supports policies to provide a decent home and a suitable living environment for every American family, and measures that ensure fair treatment under the law for all persons. The League has supported previous bills that provide protections and opportunities for mobile home owners, including the Mobile Home Park Residents Opportunity to Purchase law.

Mobile homes make up the largest source of naturally occurring, unsubsidized affordable housing, with most residents being hard-working families, older adults, people with disabilities, immigrant families, and veterans. Many residents are on fixed incomes. In 2019, the median annual household income of those living in mobile homes was \$39,800, which is substantially lower than the incomes for renters or homeowners. Mobile home parks have a unique business model in that most residents own their homes but lease the land (lot) on which their home sits. Most mobile homes are not movable so, if a park changes ownership, mobile home owners need to remain in place to keep their homes and their investment. Preservation and stabilization of mobile home parks are critical to save this important source of existing, unsubsidized affordable housing.

We support the loan program and two grant programs created through this bill. The revolving loan program is essential to help finance resident owned communities and capital improvements. Currently, existing organizations dedicated to financing mobile home parks with the goal of providing affordable, cooperative housing do not have the capacity to finance every park that goes up for sale, especially with rising property values in Colorado. Historically, banks and other lending institutions have not provided low-interest loans to mobile home owners to purchase their parks. This revolving loan fund for resident owned communities was one of the primary recommendations of the state's Affordable Housing

Transformational Task Force and will be truly transformational for mobile home park residents facing the sale of their park.

Mobile home owners also desperately need the two grant programs. Mobile home owners need to organize quickly to be able to have an opportunity to become a resident owned community. Community organizing is a specialized skill that needs to be provided to these communities by non-profit organizations. Many mobile home owners do not know their rights under the law and are not prepared to become a resident owned community when informed that their park is for sale. The other grant program is forward-thinking so that resident owned communities can maintain long-term affordability.

We urge the committee members to vote YES on SB22-160. Thank you for your consideration of this important and transformational bill.

Respectfully,
Kathy Smith, Volunteer Lobbyist
League of Women Voters of Colorado Legislative Action Committee
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303-863-0437



The Denver
Foundation

SB22-160: Loan Program Resident-owned Communities

Dear members of the House Transportation and Local Government Committee,

On behalf of The Denver Foundation, we are writing to respectfully request that you vote yes on SB22-160, sponsored by Senator Julie Gonzales, Senator Nick Hinrichsen, Representative Andy Boesenecker, and Representative Mandy Lindsay.

The Denver Foundation is a community foundation with a long-standing history of funding nonprofit organizations working to increase the affordable housing supply and establish systemic support to address barriers to housing security. We believe housing programs designed to address affordable housing should be well-funded and respond to the history of exclusionary housing policies.

Mobile homes make up the most significant source of unsubsidized affordable housing. Preservation of the affordability of mobile home parks is critical to ensure residents are less vulnerable to displacement when there are increased costs to rent the land associated with their homes. As parks become available for purchase, residents need options for loans to participate in the opportunity to purchase the land in which their homes reside.

SB22-160 will provide a source of capital for residents, especially those who are not typically able to receive loans from traditional financial institutions. This capital will help these residents who seek to organize with other residents to purchase their mobile home parks. Such access to financial resources will improve residents' ability to organize and make competitive offers to maintain their homes.

The Denver Foundation appreciates the efforts of Sen. Gonzales, Sen. Hinrichsen, Rep. Boesenecker, and Rep. Lindsay, and respectfully requests a yes vote on SB22-160.

Javier Alberto Soto
President and CEO

Dace West
Chief Impact Officer

Naomi Amaha
Director of Policy and Gov. Affairs