

English-

Good afternoon chair and members of the committee, My name is Virginia Flores, I am a member with 9to5 Colorado and a Mobile Home owner in Denver at Rustic Ranch Mobile Home Park. I have lived in my mobile home for 13 years now and support bill HB22-1287.

At the moment I am on Social Security and receive a fixed amount of \$830 monthly for my bills and needs. My lot rent right now is \$580 which leaves me with \$250 for food, medication and other bills such as electricity. I am living month by month trying to survive on what I have. Every year the rent increases and every year I wonder how I will make it work when I am barely making it through now.

This is why having lot rent stabilization is so important for myself and others who may have tight circumstances to be able to live with ease. This is why I urge you to vote YES for HB22-1287. Thank you for your time and consideration.

Spanish-

Buenas tardes presidente y miembros de la comisión, Mi nombre es Virginia Flores, soy miembro de 9to5 Colorado y propietaria de una casa móvil en Denver en Rustic Ranch Mobile Home Park. He vivido en mi casa móvil durante 16 años y apoyó el proyecto de ley HB22-1287.

En este momento estoy recibiendo Seguro Social y recibo una cantidad fija de \$830 mensuales para mis facturas y necesidades. El alquiler de mi lote en este momento es de \$580, lo que me deja con \$250 para alimentos, medicamentos y otras facturas, como la electricidad. Estoy viviendo mes a mes tratando de sobrevivir con lo que tengo. Cada año el alquiler aumenta y cada año me pregunto cómo haré para que funcione cuando apenas lo estoy logrando ahora.

Esta es la razón por la que tener estabilización de alquiler de lotes es tan importante para mí y para otros que pueden tener circunstancias difíciles para poder vivir con facilidad. Es por eso que le insto a que vote SÍ por HB22-1287. Gracias por su tiempo y consideración.

Dear Members of the Transportation & Local Government Committee:

On behalf of Rose Community Foundation, I write to express our support for House Bill 22-1287 (Protections for Mobile Home Park Residents) and respectfully encourage members of the committee to vote in favor.

As a community foundation representing and investing in the seven-county Greater Denver region, we work closely with a wide range of nonprofits that are on the ground serving people and communities furthest from opportunity. Because of these organizations' longstanding relationships with and work on behalf of populations most excluded or disadvantaged by existing housing systems and policies, Rose Community Foundation greatly values their perspectives around emerging needs and policy solutions designed to protect and empower Colorado tenants and homeowners.

Most mobile home parks are composed of tenants who own their home and rent the land where their home is established, creating a unique landlord-and-tenant relationship that does not exist in most other rental situations. It is very expensive for mobile-home tenants to move their home to a different lot, and it can be difficult to find new land to rent if they choose to do so. As a result, once a tenant moves into a mobile home park, they are heavily incented to stay even in the face of extreme rent raises, deteriorating park quality and safety, harassment, or discrimination.

Rose Community Foundations supports HB22-1287 because are concerned about a growing trend of large investment-services firms buying up manufactured home communities in Colorado and capitalizing on the system's current lack of regulations to exploit our state's mobile homeowners. Some of these investment firms' common practices include systematic high and recurring rent increases and changes to community rules, regulations and leases – tactics that take advantage of mobile homeowners' restricted financial and housing options.

Manufactured homes are more likely than other types of housing units to be occupied by individuals and families who already face significant barriers to opportunity, including older adults, people with disabilities (including disabled veterans) and people with low incomes. We applaud HB22-1287's efforts to not only protect Colorado's mobile homeowners by prohibiting landlord retaliation and harassment, providing relocation assistance, and stabilizing lot rent increases, but to also empower tenants by strengthening a 2020 law that gives residents the first opportunity to purchase their parks when they are put up for sale.

Our state can and must do more to improve and expand affordable housing options; improving opportunities and reducing barriers for manufactured home park tenants is an important tool in the much larger affordable housing toolbox. HB22-1287 is an important step toward enabling mobile homeowners to stay in their homes and have a legitimate voice in their communities. Rose Community Foundation proudly joins our partners in the nonprofit and philanthropic sectors, along with directly impacted individuals, who aspire for greater affordability, stability, predictability and accountability in our state's manufactured home system.

Lindy Eichenbaum Lent
President and CEO, Rose Community Foundation

Mr. Chair and members of the House Transportation and Local Government Committee, my name is Alex Sánchez and I am testifying in strong support of House bill 22-1287- Protections For Mobile Home Park Residents.

I am the president and CEO of Voces Unidas de las Montañas and Voces Unidas Action Fund, two Latino-created, Latino-led advocacy organizations working in Summit, Lake, Eagle, Pitkin, and Garfield counties.

Today, I am writing in support of this legislation on behalf of myself, my organization, and 185 primarily mobile home park residents who signed our petition, spanning the state from Denver, Fort Collins, Silt, Breckenridge, Rifle, Gunnison, Carbondale, Basalt, Edwards, Glenwood Springs, New Castle, Leadville, Steamboat Springs, Avon, Leadville, El Jebel, Parachute, Dillon, Boulder, Battlement Mesa, Longmont, Frisco, Silverthorne and Gypsum.

I am providing this written testimony to elevate the voices of the more than 100,000 people who currently live in Colorado's mobile home parks. I grew up in the Aspen Basalt Mobile Home Park where many of those residents continue to be my friends, my family, and my community. The community we created there made a lasting impression on the residents including me. It gave us a sense of belonging and a stable place to grow up. But that close knit community is on the brink of becoming unobtainable because the lot rents have climbed to as high as \$1,300 per month.

Mobile-home residents are often on fixed incomes and many hold service-industry jobs that are vital to communities that rely on tourism and outdoor recreation. Research found that the median annual household income of those living in mobile homes was just \$39,800 prior to the pandemic. Those residents increasingly find themselves being priced out of our communities and forced to move "down valley" or "over the hill," which only increases costs and stress associated with traveling to and from work and child care, among other issues.

People are being displaced from their communities or left homeless. In 2020, the Pan and Fork Mobile Home Park closed down, displacing many Latino families from Basalt, including many of my own family members. Today, residents of the D&D and Cottonwood mobile home parks in Silverthorne are being forced to relocate this summer because their park is going to be developed to make way for houses. The lack of affordable housing is reaching crisis levels in our mountain communities. Displacing mobile home residents to make room for other residents does little to alleviate the problem. We have a chance to do something to protect residents this legislative session by passing HB 1287.

In the first-ever Colorado Latino Policy Agenda, addressing affordable housing was a top policy concern among both Latino community leaders and Latino adults. And Voces Unidas strongly supports these measures to provide basic protections and technical and financial support to mobile-home owners. They will increase stability for residents, protect housing affordability and create greater accountability in the last segment of affordable housing left in the market.

Latinos account for nearly a third (29 percent) of mobile-home park residents throughout Colorado, according to data compiled by Root Policy Research last year. In the approximately 73 mobile home parks in our service area of Garfield, Pitkin, Eagle, Lake, and Summit counties, that percentage is even higher because mobile homes are one of the only remaining affordable-housing options in our resort communities.

Let's protect affordable housing and put basic resident protections in place before more Coloradans are uprooted from the homes they've built their lives -- and communities -- around. Please vote yes on this critical bill. Thank you.



Re: Registration confirmation - House Transportation & Local Government 03/23/2022 01:30 PM (Remote)Karen Pontius to: LCS Committees 03/23/2022 04:38 PM
History: This message has been replied to.

I'm registered to give testimony for HB22-1287. I've been listening for **3 hours** and have not been called. Now zoom just quit. Please enter my SUPPORT for HB22-1287. Here is my statement:

My name is Karen Pontius. I live in the Animas View MHP Co-op in Durango, we are 120 households. With Thistle's help, our co-op barely made it to closing last June after a hectic six-month process. Our residents showed up and helped create a community along the way. We are all grateful for Colorado's Mobile Home Park Act of June 2020, the law that affords park residents the opportunity to buy their own land - but few MHPs have been able to make it work. In 4 years of 3 corporate owners, our lot rents have risen 112%.

From the beginning of *our* journey, we had help from many partners: the City of Durango, Homes Fund, CO Health Foundation, CO's Dept of Local Affairs, and ROC USA Bank. Our efforts were covered several times by our local paper, the Durango Herald. They ran several articles that helped us include the greater community. Without this circling of the wagons, we may have bought our land, alright; but could've ended up with an untenable rent increase due to the high purchase price of our land. With our community financial partners, we ended up with five different mortgages, and kept our rent increase to an additional \$80/month for all. Not ideal, but workable. Our rents will remain stable for 10 years.

When we found out about the sale of a smaller MHP near us - Westside - we more than others knew what would happen to the residents if they didn't somehow buy their own land: constant rent increases, lack of maintenance, and a permanent state of uncertainty. The residents are essential workers in our town. They deserve to have a place to live and raise their families that isn't constantly threatened. We know they want to govern themselves co-operatively, and we support them 100%. They are working with Elevation Community Land Trust and La Plata County to coordinate a counter-offer with the park owner. In our county alone we have almost 70 more MHPs that need protection.

My son lives in a privately-owned MHP in Southern California, where rent controls limit annual rent increases to 3% per year. This gives peace of mind and stability. If only incomes went up accordingly....but that 3% is predictable at the least, and this bill will institute that control.

This bill puts it on the landowner to repair damage resulting from failure to maintain the premises. Our park has suffered many devastating water leaks from a failed water and sewer system. The three corporate owners we had over five years did nothing but emergency repair.

Our park's story is a **success** story - and now we need to replicate it as often as possible. HB22-1287 will go a long way to protect residents of MHPs, and we need it ASAP. Multiple clauses of this bill add specifications, clarifications, and teeth to resident protections. They address the abuses regularly perpetrated against an economically vulnerable class of people who own homes, but are subject to the landowner's whims and neglect, and captive, since they cannot afford to move their homes. As "affordable housing" continues to elude city planners all over this country, I hope Colorado can put these protections in place to

ensure that MHP residents can stay in their existing, relatively affordable homes. I hope other states follow as well.

Thank you.

Karen Pontius
288 Animas View Dr. Trlr 51
Durango, CO 81301
540-748-5374

On Thu, Mar 17, 2022 at 5:36 PM LCS Committees <committees.lcs.ga@state.co.us> wrote:

Thank you for registering to testify remotely at the following hearing:

Committee: House Transportation & Local Government
Date Time: 03/23/2022 01:30 PM
Bill: HB22-1287
Position on Bill: For

Committee Information

The committee chair determines the order of testimony and may limit the time allotted for public testimony. Witnesses may be called to testify at any point during the hearing as determined by the chair.

Hearings may be delayed or rescheduled. Please check the House and Senate calendars posted on the General Assembly's website for updates. For committee changes that occur the day of a committee hearing, please visit the Legislative Council committees Twitter feed, @COLCSCcommittees, for updates.

You can track committee and floor action through this link:

<https://www.leg.state.co.us/public/display.nsf/index.html>

For additional information on testifying before a committee of the Colorado General Assembly, please read the memorandum found [here](#). The House regulations for remote testimony can be found [here](#) and the Senate regulations for remote testimony can be found [here](#).

Use the link below to join the meeting: <https://coleg-gov.zoom.us/j/85250747932?pwd=Si90RXhHcW5jVnMvZkY3dW1HenoyZz09>

If you are prompted for a pass code, enter 54321.

You registered under this email address: pontius.karen@gmail.com
5407485374

Zoom Best Practices and Helpful Tips

- Limit internet use for other applications/devices (especially streaming services such as Netflix/HBO/DisneyPlus which may slow down internet speeds and disrupt your Zoom experience).
- Mute when not speaking.
- Use wired headphones or a USB headset to eliminate audio loops and feedback. Bluetooth audio headsets are notorious for issues with computers and work best with cellular devices.
- Test Zoom prior to the meeting. You can download the Zoom app on your computer or mobile device in advance to make the process easier.
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During the Meeting

You will enter Zoom in a waiting room and be admitted to the meeting as an attendee. Attendees can watch and listen to the hearing but will not be able to unmute or start video.

The meeting host will make you a panelist when the chair calls you to testify, and you will be able to unmute your sound. Please wait for the chair to acknowledge you before unmuting your sound and giving your testimony.

You are encouraged to turn on your video camera when you are made a panelist. Occasionally, the option to turn on your video is unavailable, even after becoming a panelist. In this case, you may still provide verbal testimony. If you would like to ensure your video will be available for the hearing, please sign on to Zoom prior to the start of the hearing to test your camera with the meeting's host.

If you have technical questions or need assistance during the meeting, please write to the meeting host using the chat feature.

If You Need Assistance

Please contact IT Support at 303.866.5849 if you have technical issues connecting to the meeting. For questions about your registration or the committee hearing, please email committees.lcs.ga@state.co.us or call 303.866.3521.

Thank you
Colorado Legislative Council Staff

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Best regards,

*Karen Pontius
Durango, CO
540-748-5374*

Let's all remember the advice John Lewis left us before he died: *"Do not get lost in a sea of despair. Be hopeful, be optimistic. Our struggle is not the struggle of a day, a week, a month, or a year, it is the struggle of a lifetime. Never, ever be afraid to make some noise and get in good trouble, necessary trouble."*



March 21, 2022

Honorable Members of the House Transportation and Local Government Committee:

The Jefferson Unitarian Church Community Action Network (JUC CAN) is writing in **strong support of House Bill HB22-1287, Protections for Mobile Home Park Residents.**

Since 2020, our faith-based group centered in Jefferson County has been partnering with Together Colorado and several other organizations to engage Jefferson County mobile home park residents in learning about new Colorado laws that support and protect them. The work was made possible by a grant from Community First Foundation.

We have engaged in outreach with numerous mobile home communities in Golden, Arvada/Unincorporated Jeffco, and Lakewood. Mobile homes are 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.

By far the most common complaint that we've heard from residents is about increasing lot rents. As you are aware, mobile home parks have a unique business model where the residents own their home but pay monthly rent for the land (lot) underneath their home to the park owner. Currently, there is no limit on annual lot rent increases, which leaves home owners vulnerable to unpredictable lot rent increases, and they typically have with little to no ability to move their home.

For one park in Golden, lot rents are over \$1,000 per month. For another park in Golden, lot rents were increased by 50%+ for most residents when the park changed ownership. Similar rent increases have been reported by residents in the other communities we work with. We've seen first-hand the misery this situation causes residents:

- A senior citizen we met while distributing informational flyers began crying while we visited on her front porch, because she lives on Social Security – fixed income—and cannot afford the many hundreds of dollars her rent is increasing each month
- Families, often essential service workers, are having to take on additional jobs to afford lot rent increases
- Residents experiencing low water pressure, discolored water and other maintenance issues that leave them at the mercy of the park owners, because they remain fearful of filing complaints
- Mobile Home communities being sold to corporations, and the residents being unable to purchase their park themselves within the timeframes allowed by current legislation

With increasing land values in Colorado, the “mom and pop” park owners are rapidly being replaced by corporations and investment funds that neglect maintenance and upkeep, increase lot rent, and make immense profits while forcing out hundreds of residents and break up lifelong communities. This is the trend facing over 100,000 people who live in over 700 mobile home park communities across Colorado.

We have personally seen the deep suffering of those who are struggling to retain their homes in mobile home parks. We call upon you, our legislators, to prioritize the most vulnerable in our communities and promote the common good through the legislative process.

Please pass HB22-1287.

Thank you.

Jefferson Unitarian Church Community Action Network
Jill Armstrong, Chair
14350 W. 32nd Avenue
Golden, CO 80401
communityaction@jeffersonunitarian.org
303-420-5052 (home)

Don Cameron
City of Golden Councilor Ward 3
2021 East Street
Golden, CO 80401

Re: HB22-1287 Protections For Mobile Home Park Residents

Dear Honorable House Members,

I am Don Cameron, representing Ward 3 in the City of Golden. Golden is home to two mobile home parks, one of which was owned by a Colorado based family LLC until November of last year. Since that time an outside investor driven company from California bought the property. They have increased rent over 50% on a population of residents at least half of whom are on fixed income. Over 70% of the residents are below 50% of area median income. Golden has scrambled to work with local charities and Jefferson County to provide rental assistance to help this vulnerable population stay in their homes, but our long-term prospects are dim. Two offers for purchase were made to the prior owners, and two offers to purchase at the requested asking price were given to the current owners. All were rejected out of hand. The City of Golden offered up to \$1M in a forgivable loan to help the purchase, but to no avail. The current Mobile Home Park Legislation is too weak to compel sellers to truly act in good faith on a purchase offer by residents.

But there is more. To avoid the requirement that a new lease be given proper notice and agreed to by a resident, the new owners submitted 12 pages of park rules that to anyone looking at them read like onerous lease terms. These rules require amenities that may make sense in California, from where they were no doubt cribbed, but not in Colorado. How would you like to give up your large pet because a new owner bought the park? That rule is one they are trying to impose.

Mobile Home Park residents, by nature of the land ownership, are basically prey for predatory park owners. Instead of the previous park rent of about \$20K/month staying in Colorado, the new rent of \$30K/month is going out of state. To put that in perspective, if the current owner owns the property for just 5 years, at least \$2M in revenue will flow out of the state. And some significant portion of that is public rental assistance money designated for our citizens. And for comparison, the other mobile home park in Golden already has almost \$8M PER YEAR flow to a Chicago based owner.

Without the protections of excessive park rental increases, Colorado will continue to see rental income fly out of state. The business model is very simple. Raise rents, force people of lesser means out, increase cash flow, and borrowing very cheap money (sadly backed by Freddie and Fannie), boost the paper value of parks but ignore infrastructure or amenities. It is very lucrative and easy to prey on the captured residents. The park purchases are absolutely about revenue, and what better way to increase profit than to buy low, increase rents, and sell high. And it is that cycle, of rent increases and park price increases, that makes it very hard for residents to make competitive offers.

As you will hear repeatedly during testimony, “naturally occurring” affordable housing is at risk. This bill is key to stopping this bleeding of Colorado resources to predatory buyers.

Sincerely,

Don B. Cameron

House Transportation and Local Government Committee 3/23/22

Please Oppose re: HB 1287

I'm Elizabeth Peetz with the non-profit, Colorado Association of Realtors and we represent nearly 30,000 members statewide.

I want to start off by stating that the vast majority of this bill is workable from a housing provider perspective because it would bring greater opportunity for residents to work towards making decisions about the potential purchase of their affordable housing with extended notice timeframes and prevention of coercive practices of a few bad actors, even if that entails a longer process of resolution in the housing transaction. And we fully support the revolving loan fund bill that provides funding to purchase your mobile home park with capital to meet the market demand.

But a provision that remains in this bill is highly problematic and must be removed to take us away from a **strong opposition** position.

RENT CONTROL is never the answer, and despite the messaging campaign to call this rent stabilization, the result is the same. When a housing provider is limited to a capped rent percentage, that is a scenario that takes the "nuclear public policy option" rather than taking a more measured approach that benefits all Coloradans.

Rent stabilization or control of the housing market is only a statewide policy of 4-6 states out of 50 states, because it is actually completely ineffective as a tool to increase the supply of affordable housing.

A majority of economists on both the left and the right agree that rent limitations create market inefficiencies by holding down rents on an entire class of housing product types, regardless of the condition or location of those homes or the incomes of their occupants.

Cities where rent limitation exists usually possess two housing markets – the rent controlled market where prices are held down and the complementary market where

prices skyrocket. Essentially this means we are building a wall around one group of haves at the expense of all the other have-nots across the state or within the local jurisdiction.

It also creates gray markets where tenants who have favorable lease terms could hold onto rentals for a long-time and could illegally sublease them. These possible abuses of the system cannot be corrected without extensive bureaucratic time and costs to administer such an enforcement system.

Californicating our public policy will never make sense for the Colorado environment. Especially when we worked so hard to find bi-partisan compromise in 2017 to reform construction litigation that can help us bring more entry-level affordable product back to the market. If we enact HB-1287 with rent control provisions we would be taking a huge step backward in instilling healthy market that has enough supply of housing to meet the entire spectrum of housing demands.

We have and continue to be in open conversations with the Bill Sponsors to find agreeable language that mitigates our concerns, but we do not see any those suggestions adopted and for this reason we continue to oppose the bill on that concept.

Sincerely,

Elizabeth Peetz Vice President of Government Affairs on behalf of the Colorado Association of Realtors.



March 22, 2022

House Transportation & Local Government Committee
Colorado General Assembly

RE: HB22-1287 – Protections for Mobile Home Park Residents

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 HB22-1287, 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 for mobile home park residents.

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 owner pursues redevelopment of the park, mobile home owners are at risk of losing 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 establishing reasonable annual limits on lot rent increases while allowing for a fair return for park owners. Allowing for relocation costs for mobile home owners or fair market value home purchase in the event of a change in the land use of the park is an important component to prevent home owners from being forced to abandon their homes. Finally, ensuring that most communications from landlords to residents is in both Spanish and English is critical.

We urge the committee members to vote YES on HB22-1287. Thank you for your consideration of this important bill.

Respectfully,
Kathy Smith, Volunteer Lobbyist
League of Women Voters of Colorado Legislative Action Committee
1410 Grant Street, Suite B-204
Denver, CO 80203
303-863-0437

Dear

My name is Marlene Leonis, I live in **Holiday Village (ELS) 3405 Sinton Road Lot 183 Colorado Springs, Co 80907**, and I want to share my support for HB22-1287 to expand protections for mobile home park residents.

Colorado is facing a housing crisis and finding a place to live that is affordable is becoming more and more challenging. Finding housing becomes even more challenging for working people, seniors, and folks on fixed incomes. Mobile home parks offer an opportunity for stable housing in a neighborhood at a lower cost of entry than other housing and homeownership options.

When I bought my home in 2014 the Lot rent was \$632.00 per month. I knew I would be able to afford this payment well into my retirement years. The lot rent has increased in January each year since then:

2014 \$632.00
2015 \$651.00 (+19)
2016 \$671.00 (+20)
2017 \$691.00 (+20)
2018 \$719.00 (+28)
2019 \$758.00 (+39)
2020 \$803.00 (+45)
2021 \$839.00 (+36)
2022 \$881.00 (+42)
Total = paying \$249.00 per month more.

I am 63 years old and employed FT as a classified employee for the State of Colorado. There has been several years when I did not receive a raise. For instance, from 2019 – 2021 my rent increased by \$120.00 per month yet my salary increased by only \$90 per month (before taxes). If this trend continues, I will no longer be able to afford my lot rent in my retirement years and will be left homeless.

When I bought my home, I planned on being able to stay in this community and the city where I was born and raised. As a homeowner I am responsible for paying homeowners insurance, property taxes, water, trash, storm fees, electric and gas in addition to lot rent. I am responsible for all maintenance on the property that I do not own. Three years ago, I had hail damage to my home which cost me \$5,000 deductible to repair. These are all expenses a homeowner expects but what I didn't expect it to have lot rent raised every year which is making it difficult for me to make ends meet. With the current rate of inflation, I am unable to keep up with all the expenses. I am scared where I am going to live and becoming homeless in my retirement years because I will not make enough retirement to cover the lot rent increases on social security and PERA.

Holiday Village employs one property manager, and 1 part time maintenance worker. Since the residents are responsible for maintenance on the property there is very little maintenance done by the owner of the park. Therefore, the lot increase is not justified. Out lot rent was increased during COVID, yet all the amenities were closed to residents. We are different in the fact that we own our homes and there is little maintenance required compared to rental property.

Many of the residents are elderly and are on a fixed income. My neighbor has lived in the park for 10 years and for the first time is having to get rent help through catholic charities and utility assistance through LEAP. We can't just move our homes – there is no place to move it, so we are stuck and need our representatives to help us keep our homes through rent control. Please help us keep the greedy ELS Management from running us out of our homes.

Right now, mobile home park communities throughout the state are facing displacement and homelessness because rapidly increasing costs are eroding this source of naturally occurring affordable housing. Mobile homeowners have invested in their homes just like any other homeowner, and since most mobile homes can't be moved residents are at risk of not only losing their community but the very house they purchased.

HB 22-1287 protects affordability, enhances the ability for residents to own their own communities, and provides stronger accountability for park owners who don't comply with basic requirements. These rights and protections are necessary in ensuring that some of our least resourced communities are not being forced into cycles of poverty.

I urge you to **support HB22-1287** and ensure that all Coloradans have the rights and protections they need to remain in safe and stable homes.

Sincerely,

Marlene Leonis

3405 Sinton Rd Lot 183

Colorado Springs, CO 80907

Dear Representative Pete Lee & Marc Synder,

My name is Matthew Callahan, I live in **Holiday Village – Equity Lifestyle Management in Colorado Springs** (240 lots) and I want to share my support for HB22-1287 to expand protections for mobile home park residents.

Colorado is facing a housing crisis and finding a place to live that is affordable is becoming more and more challenging. Finding housing becomes even more challenging for working people, seniors, and folks on fixed incomes. Mobile home parks offer an opportunity for stable housing in a neighborhood at a lower cost of entry than other housing and homeownership options.

I live on SSI benefits of \$1496 per month. My lot rent is currently \$891 per month. I have seen an increase of \$197.00 per month in my lot rent since 2017. I am responsible for paying my own trash, utilities, sewer, storm drain fee, and water (which is charged at high commercial rates instead of residential rates like my gas & electric) in addition to lot rent. I own my home and am responsible for any repairs to my property. I am responsible for maintaining the land that my home is on but do not own. Holiday Village continues to increase the lot rent at a rate higher than my SSI benefit increase. We do not receive any additional benefit from the increase. The additional income is passed on to investors, not maintaining the property. There are numerous trees in the park that need trimming; however, the property manager claims there is no money in the budget. The community needs repaving and potholes filled – again told no money in the budget. I will not be able to continue living in my home if rent continues to increase. I do not know where I will be able to afford to live as there is not enough affordable housing for me who is on a fixed income from SSI benefits. This year I had to apply for LEAP benefits because I can't afford to pay my lot rent and my utility bill. I also receive SNAP benefits in the amount of \$200 per month.

There are many people who live in the park that are elderly and living on a fixed income. My neighbor is forced to make decisions every month if she can afford her medication or pay lot rent. |

Right now, mobile home park communities throughout the state are facing displacement and homelessness because rapidly increasing costs are eroding this source of naturally occurring affordable housing. Mobile homeowners have invested in their homes just like any other homeowner, and since most mobile homes can't actually be moved residents are at risk of not only losing their community but the very house they purchased.

HB 22-1287 protects affordability, enhances the ability for residents to own their own communities, and provides stronger accountability for park owners who don't comply with basic requirements. These rights and protections are necessary in ensuring that some of our least resourced communities are not being forced into cycles of poverty.

I urge you to **support HB22-1287** and ensure that all Coloradans have the rights and protections they need to remain in safe and stable homes.

Sincerely,
Matthew Callahan
3405 Sinton Rd
Colorado Springs, Co 80907



March 22, 2022

House Transportation & Local Government Committee
Colorado General Assembly

RE: HB22-1287 – Protections for Mobile Home Park Residents

Dear Members of the House Transportation & Local Government Committee:

My name is Kathy Smith, and I am co-chair of the Golden United Housing Task Force. **I am writing in support of HB22-1287.** The Golden United Housing Task Force in Golden is a subcommittee of Golden United, which brings together community members across segments of society and ideologies for deep listening and understanding to establish a shared commitment to key values and civic actions that will advance our common goals and strengthen Golden as a small town with heart.

The Golden United Housing Task Force has been promoting affordable housing in our Golden community, especially our mobile home parks that are our largest source of unsubsidized affordable housing. One of the parks is Golden Hills, a small 40-unit park in the middle of town. **Golden Hills unexpectedly went up for sale about a year ago.** The residents did an excellent job of organizing from scratch and formed a cooperative to take advantage of the Opportunity to Purchase Act and to work with Thistle ROC to become a resident owned community. The timelines were quite challenging, especially during the pandemic when engineers and surveyors needed to perform due diligence were booked out for several months. But the residents persisted with the assistance of two pro-bono attorneys, the City of Golden, community members, and Thistle ROC. They made two offers to purchase their park, both of which exceeded the price and conditions for purchase of which they were aware, and both of which were rejected. Sadly, their park was sold to a California-based corporation last November. It was truly inspiring to see how hard the Golden Hills residents worked to become a resident owned community and to share in their dreams for the future. And it was truly heartbreaking to see their hopes and dreams crushed when their purchase offers were rejected.

Golden Hills is a prime example of the need to modify and strengthen the Opportunity to Purchase Act. Golden Hills benefited from lots of support and still could not successfully navigate the system. To make things worse, the new corporate owner immediately raised the lot rents for most of the home owners by 50%+ and gave them 12 pages of new rules and restrictions. Several Golden Hills residents are on limited fixed incomes and do not have a way to make up for this rent increase. **The limit on annual rent increases, additional protections from excessively costly rules, and enhancement of the Opportunity to Purchase Act included in HB22-1287 are desperately needed.**

Please vote in favor of HB22-1287. Thank you.

Respectfully,
Kathy Smith
Co-chair, Golden United Housing Task Force

FYI, here are some news articles about the Golden Hills Mobile Home Park:

Denver Post:

[Can Colorado keep mobile homes affordable? \(3/11/22\)](#)

[These Colorado mobile home residents tried twice to buy their park. Will the third time be the charm? \(12/17/21\)](#)

[A new law was supposed to help Colorado mobile home owners buy their parks. Few have been successful \(10/11/21\)](#)

Golden Transcript:

[Lawmaker talks mobile home legislation \(2/28/22\)](#)

[Golden Hills residents hit with third rejection \(2/22/22\)](#)

Golden United blog:

<https://www.goldenunited.org/post/golden-hills-mobile-home-park-the-latest-news>



Colorado House: Business Transportation and Local Government Committee Members

March 23, 2022

Re: HB22-1287 Protections for Mobile Home Park Residents

Dear Representatives,

Good Business Colorado (GBC) is a statewide grassroots organization of 423 members in 31 counties across the state. Our values-driven business owners work together to advocate for a prosperous economy, equitable communities, and a sustainable environment.

Our state faced a housing crisis before COVID, and before the tragic Marshall fire that destroyed more than a thousand homes. Our member businesses need sufficient affordable housing in their communities to foster a vibrant economy, and to recruit and retain employees who can focus on their work and not on keeping a roof over their heads. Business owners in some Colorado cities and towns cannot find workers because housing is simply too expensive or unavailable in their areas, and many business owners struggle with housing costs themselves.

We need multiple strategies to address this housing crisis, including preserving the only real market rate option available to lower income families - mobile homes. In order for mobile homes to continue as a viable housing strategy, residents must have adequate protections to maintain stability in their homes and their parks.

Good Business Colorado has HB22-1287 under consideration for endorsement as a possible solution to the challenges facing mobile home owners. We have not yet completed our member-driven review process, but we think it is important for this bill to get a full hearing in the house and senate as an affordable housing strategy in our state. We urge you to move the bill forward for a thorough review by legislators and the public.

Thank you for your time and consideration.

Best Regards,

Debra Brown, Executive Director
Angelique Espinoza, Policy Director
Good Business Colorado
angelique@goodbusinessco.org



RE: HB22-1287 StatementWhiteBonus ___ to: committees.lcs.ga@state.co.us 03/22/2022
12:33 PM

Hello,

I wasn't able to submit my written testimony through the online forms.

It is for the March 23, 2022 first hearing before the House Transportation and Local Government Committee, RE: HB22-1287.

I can provide an attachment later if you prefer, otherwise I'll paste the text below. Thank you.

Dear Legislators,

Though unable to attend the March 23rd HB22-1287 hearing, I wanted to provide related information.

I live in a mobile home park on Marshall Road, nearly ½-mile due north of where the Marshall Fire began.

For my first 12 years at Table Mesa Village, the previous ownership managed and profited on about 2.5-3% annual rent increase. Under new ownership's first year, rent increased 12.2%. The past 6-year average annual rent increase has been nearly 10%.

The new owner would have us believe that operating expenses soared immediately after he became owner. And with no corresponding upgrades to reflect large rent increases, we believe his rent increases represent his increasing profits and our increasing displacements.

Owners' lobbyists claim HB22-1287 will keep owners from being able to make park upgrades. This is a false and misleading assertion in my experience and in the experiences shared by residents throughout the state. In 6 years, our owner has made one small "upgrade" — he had a fence built around the recycling and trash dumpsters.

"This bill (HB22-1287) makes it impossible to successfully operate a mobile home park. It also will foster an adversarial relationship between park owners/operators and the resident homeowners," said

Tawny Peyton, executive director of the Rocky Mountain Home Association, in a statement.

My response? It wasn't "impossible" for our previous (small-business) owners/managers to operate our park for several decades while making a fair profit. What HB22-1287 will make impossible is charging exorbitant rent increases on the backs of those who can least afford them. As for fostering adversarial relationships, that's already the case due to excessive rent increases that have bred the same contempt we have toward our owner that we're hearing from other Colorado parks.

Our park owner also makes blatant cost-saving cuts that jeopardize our safety and property. After a deep 2019 snowfall, he instructed the snowplow driver to make, "Just one pass." So, we got one narrow path through our park. Word of this made its way to the local fire-rescue service, which informed the owner that he was legally responsible for providing an adequate path for their vehicles to navigate. `Problem solved.

When tree trimmers were here, I asked them to trim out the large visible dead area at the top of the maple tree in my yard. They replied that the owner instructed them to only trim the cottonwood trees. Fast-forward to the high winds accompanying the "Marshall fire," and one of the maple's large dead branches crashed down and split open my carport roof.

6 years of high rent increases have not resulted in a mass exodus — instead, it's a steady trickle of residents leaving. My neighbor Tim is planning to leave. He has a job transporting seniors at a local senior living facility, and has a son attending Fairview High School. Tim desperately wants to be able to stay here long enough so his son can graduate before having to move.

At age 70, on a fixed income, and 47 years in this community, I may soon follow Tim's exit from this park if the status quo of rising rent continues.

The bigger picture statewide may look similar — certain mass displacement, a rise in homelessness, a rise in mental & physical health issues, disruptions in service industries, added traffic congestion...

Please help keep a traditional affordable housing option "affordable."
Support HB22-1287.

Thank you,
Steve Whitehead
1720 S. Marshall Rd. #2
Boulder, CO 80305

March 22, 2022

To: House Transportation and Local Government Committee

From: Golden Terrace Mobile Home Park Leadership Council

Subject: Support of HB22-1287

Dear Committee Members,

Our names are John Spelz and Roberta Walton. We are president and vice president respectively of the leadership council for the Golden Terrace mobile home community in Golden. We are writing in support of HB22-1287. The Golden Terrace mobile home community has over 650 homes divided over three distinct neighborhoods (The Village, West, and South) The park is owned by Equity Lifestyles Properties, a real estate investment trust company based in Chicago. We, the council, have been meeting bi weekly since June 2021 with resident meetings every month where we hear concerns of the residents as well as provide updates of our progress.

The residents of Golden Terrace have been adversely impacted by the rising rent of the land our homes sit on. Many residents in this community are retired and have difficulty paying the increased rent prices with their social security benefits. We pay just over \$1050 a month, including trash, water, and sewer.

In meeting with Golden Terrace residents, our leadership council has been receiving several complaints about lack of maintenance and services in the park. Snow removal is and has been an issue. Tree maintenance is also a big issue in the park, and our leadership council has made some progress with management. We would like stronger laws that hold mobile home park owners more accountable for park maintenance.

We urge you to vote in support of HB22-1287. Thank you.

Respectfully,

John Spelz and Roberta Walton on behalf of the Golden Terrace Leadership Council



Colorado General Assembly
House Transportation and Local Government Committee
Rep. Matt Gray, Chair
200 E Colfax Ave
Denver, CO 80203

Re: Support of HB22-1287 Protections for Mobile Home Park Residents

Dear Rep. Gray and members of the House Transportation & Local Government Committee:

Elevation Community Land Trust supports HB22-1287. My name is Charles Allison-Godfrey, I submit this testimony as an employee of Elevation Community Land Trust (“Elevation”). Elevation makes homeownership more accessible to low-income Coloradans through the Community Land Trust model.

We support HB22-1287 because it addresses some of the concerns we have with the Mobile Home Park Act, based on our experience trying to purchase a park as its residents’ assignee. We support the bill generally, but here, we want to focus on the proposed amendments in section 16, which would amend Colo. Rev. Stat. § 38-12-217.

We support several important changes to §217 proposed in HB22-1287.

- **Bilingual notices are crucial.** In the mobile home park that assigned Elevation its opportunity to purchase, most residents were Spanish-speaking and had to rely on others to interpret the park owner’s notifications. Requiring bilingual notices will allow for greater information sharing and communication between park residents, their assignees, and others who seek to preserve a park as affordable housing.
- **An extended time period to make an offer.** The current 90 day limit has made it very difficult for our team to put together an offer – the proposed 180 days would have provided more flexibility and allowed us to present a more competitive offer.
- **Protections for when the park owner does not comply with the statute’s requirements.** We have seen several potential violations of the section requiring park owners to provide an opportunity for park residents to purchase the property. However, we saw no reason to raise these complaints because the Department of Local Affairs and the Office of Administrative courts had no ability to issue injunctive relief. Tolling the deadline if park residents or their assignee files a nonfrivolous complaint with DOLA and voiding a sale for which a park owner is substantially not in compliance with this section are two changes that we believe will encourage park owners to more fastidiously comply with the section’s requirements.

In addition, we support a better-defined standard for what it means to “**negotiate in good faith.**” We were disappointed at how easily the park owner could reject our offer while still negotiating in good faith, according to the statute. However, **we propose two additions** to the HB22-1287’s language which we believe will provide even greater protections to park residents without overly impairing the ability of park owners to freely sell their property. It is crucial to provide protections under this section such that a park owner cannot refuse an offer based on **(1)** a longer time period for closing or **(2)** its financing.



These two revisions are crucial. Elevation's offer to purchase the park on behalf of its residents was rejected **(1)** because Elevation's due diligence timelines were longer than those in the offer originally received by the seller and **(2)** because Elevation's financing was through a bank while the original offer was for cash at closing.

Park residents and their assignees need longer due diligence timelines because, unlike mobile home park investment corporations, they cannot waive due diligence requirements that might impact the health or safety of park residents; furthermore, they cannot compete with cash offers. Adding this language would allow greater flexibility in the offers made by park residents and their assignees.

Elevation Community Land Trust supports HB22-1287. We ask that you do the same.

Thank you for your consideration. Please reach out with any questions.

Sincerely,

Charles Allison-Godfrey
Public Policy & Legal Fellow
Elevation Community Land Trust