

April 30, 2022

To: Senate Finance Committee

From: Golden Terrace Mobile Home Park Leadership Council, Golden

Subject: Support of HB22-1287

Dear Committee Members,

My name is Roberta Walton. I am president of the leadership council for the Golden Terrace mobile home community in Golden. I am 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.

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,

Roberta Walton on behalf of the Golden Terrace Leadership Council

Senate Finance

05/02/2022 01:30 PM

HB22-1287 Protections For Mobile Home Park Residents

Typed Text of Testimony Submitted

Name, Position, Representing	Typed Text of Testimony
mark schumacher Against Self	<p>We own a small 46 unit mobile home park. We own 11 of the 46 for employee housing for our business. 27 of the other 35 units are pre 1976 in age. Cannot be relocated in Gunnison County. Park is in need of new water lines. Lines are under existing units. Not feasible to relocate. We own the private water system and the central wastewater system. Reimbursing 27 owners for appraised value of their units is not a viable option. 27 times average value, \$70,000 per unit equals \$1,890,000. This is a conservative estimate. We have no option but to re-purpose the park. Unfortunately 42 persons lose the homes.</p> <p>I have owned the park for 39 years. Never evicted anyone. No major tenant complaints. Many are long time friends and past retired employees. Charge only \$400 per month includes sewer, water, trash and roads. State average is \$680/month with many being charged extra for utilities.</p> <p>Even if bill passes I see where Colorado is headed. Rent control is next. This bill is heavy handed, knee jerk reaction and not the solution to the problem.</p> <p>All tenants are white except one. All speak English. Can't use race card. All tenants signed lease and I personally interview all potential tenants and explained that it is a MOBILE HOME PARK, YOU ARE ONLY LEASING THE GROUND. Many asked if I will ever change the land use. My answer was "nothing is forever, but no plans to do so at this time" 1287 as written makes my decision a no brainer.</p>
Lisa Felix Against Self	<p>Dear Senate and Committee members. Thank you for taking the time to read my opposition to this bill.</p> <p>I oppose this bill as once again this bill appears to have all the makings of a taking. There are too many aspects of this bill which handcuffs landlords when it comes to the sale of their own real estate.</p> <p>Although pleased that the rent control faction had been removed which on its own was egregious, the fact that the MH sale of real estate is now being targeted. Why would only the MH owners have these restrictions and not all another land owners? That is discrimination at its best.</p> <p>Please do not pass this bill as it would be challenged in court as discriminatory against MH landlords. I appreciate your time and consideration.</p> <p>Thank you,</p>

	Lisa M. Felix
Chaer Robert For Colorado Center on Law and Policy	Dear Senate Finance Committee:  Please support HB 1287.  While lot rent stabilization was cut out of the bill, it still has important protections for residents of Mobile Home Parks.  For more info see: <a href="https://cclponline.org/news/somewhere-a-place-for-us/">https://cclponline.org/news/somewhere-a-place-for-us/</a>  Thank you.  Chaer Robert Colorado Center on Law and Policy Legislative Director



May 1, 2022

Senate Finance Committee  
Colorado General Assembly

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

Dear Members of the Senate Finance 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. About 66% of Colorado's mobile home parks are now controlled by corporate, multi-state owners.

Preservation and stabilization of mobile home parks are critical to save this important source of existing, unsubsidized affordable housing. Provisions in HB22-1287 build upon previous protections and are based on needs raised by residents to protect affordability, increase stability, and ensure greater accountability. This bill allows 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, which is critical to protect home owners from being forced to abandon their homes. It also increases the enforcement authority of the Attorney General and statewide oversight program, and it enhances timeframes and requirements for mobile home owners to have an opportunity to purchase their park.

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



Colorado Senate  
200 E Colfax Avenue  
Denver, CO 80203

May 2, 2022

Re: HB22-1287 Protections for Mobile Home Park Residents

Dear Senate Finance Committee,

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. On behalf of our membership, I ask you to please vote yes on HB22-1287 Protections for Mobile Home Park Residents to preserve the only real market-rate affordable housing.

Our state faced a housing crisis before COVID, and before the tragic Marshall fire that destroyed more than a thousand homes. Just this week a fire in Monte Vista destroyed more homes, and the threat of fires remains high. 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. Mobile home owners own their homes, but they pay rent on the land lots that their homes sit on. Furthermore, the homes are not designed to be moved once they are settled. Currently, large out of state corporations are buying up mom and pop parks, raising lot rents precipitously, and leaving residents with little choice but to abandon their primary investments, their homes.

Without sensible protections from this growing trend, mobile homes cannot continue to be a viable component in our statewide housing strategy. We urge you to vote yes on HB22-1278 to provide the protections that mobile home owners need to maintain stability in their homes and park communities.

Thank you for your time and consideration.

Best Regards,

*Angelique Espinoza*, Policy Director, GBC  
*Debra Brown*, Executive Director, GBC  
Good Business Colorado

and these values-driven businesses...

Baneza			
Andrades Vargas	Glenwood Springs	81601	Sol Maya Cruelty Free Spa and Salon
Emily Bell	Durango	81301	Local First
Ed Briscoe	Denver	80202	Colorado Housing Accelerator Initiative
Vicki Carey-Davis	Denver	80205	Twiggs & Co.
Christie Carlin	Denver	80203	Wise Choice Tattoo Removal
Mez Charney	Denver	80205	MC Evolution
Brie DeLisi Zoller	Aurora	80012	Brie Z Operations
Tracy duCharme	Colorado Springs	80922	Color Me Mine
Jacque Hilterman	Berthoud	80513	Dogwood Consulting
Rachel Kois	Denver	80221	Simple Switch
Karla Rodriguez	Boulder	80301	Wana Brands
Louise Snodgrass	Durango	81301	Local First
Cynthia Stewart	Durango	81301	Harvest Grill at James Ranch (dba James Ranch Grill)
Timothy Wheeler	Durango	81301	Durango Compost Co
Aaron Zimola	Greeley	80634	Zova Marketing LLC

Thank you Madam Chair, Madam Vice Chair and Esteemed Finance Committee, for the opportunity to speak to you concerning HB22-1287.

I am Autumn Brooks, a Clear Creek county citizen who owns my trailer and rents the lot my trailer is on.

I have been lucky in respect to my landlord/tenant relationship. Communication appears to be my landlord's top priority with his tenants. Slumlord will never be a term used for him. The same cannot be said for thousands of mobile park tenants dreading the day the rug will be pulled out from underneath them along with their home. One just needs to look on our local social media pages to see how bad the situation is.

For example, last year, a single mom with a developmentally disabled child in another mobile home park near mine had this happen to her family. The owner of that park tried to buy another mobile home park in the county. However, he didn't have the income to purchase and fix the property according to the bank. His solution was to raise the rent. In total rent was raised 3 times in four months totaling \$600 in increases. The single mother was forced to sell and move. The landlord still does not own the other mobile home park. In fact, he ended up selling the original park where rent was raised yet again.

Current law was not enough to allow her and her kiddo to stay in her home. Had this bill already been law this mother and her child would not have had to move. The landlord would have had more realistic views of what he could have done, and the tenants would have been protected.

Many mobile home tenants are low-income, with an ever growing number of the middle class finding mobile homes are their best option. In an era where housing is one of our scarcest commodities, Colorado should be doing whatever it can to protect our citizens' current housing options. If people continue to be pushed out of their homes, our homeless population will continue to grow as well. HB22-1287 will not just protect tenants, it will assist in keeping a problem Colorado already can't afford from getting worse

Please vote yes on HB22-1287