



## **HB23-1257 Mobile Home Park Water Quality**

**Sponsors: Rep. Elizabeth Velasco and Rep. Andrew Boesenecker; Sen. Lisa Cutter**

**CFI Position: Support**

Madam Chair and members of the committee,

My name is Pegah Jalali, and I am the Research Manager at the Colorado Fiscal Institute (CFI). At CFI we work to make Colorado a state where tax and budget policies promote equity and widespread economic prosperity. I am submitting this testimony in Support of HB23-1257, Mobile Home Park Water Quality.

Access to clean drinking water is a basic human right and all people, regardless of their income level, race, or place of residence should feel safe drinking water at their homes. Water quality is especially important in mobile home parks due to the close proximity of the homes, which allows any contaminants to spread quickly throughout the community. Regular testing and maintenance of the water is essential to keeping all of the residents safe and healthy. Health issues caused by poor water quality can lead to medical expenses that may be difficult to afford for low-income residents.

In 2022, 9to5 CO conducted a survey in predominantly low-income or BIPOC neighborhoods and mobile home parks. CFI analyzed the survey data and contributed to conducting qualitative interviews with community members. Our [analysis](#) found that most respondents are concerned about air and water quality. Many respondents experience the financial burden of coping with these challenges on a daily basis. Community members living in lower-income households also suffer from environmental racism and injustice in their day-to-day costs of living. Many respondents mentioned the financial strain of purchasing bottled water because the tap water in their homes is unsafe to drink. This is even more of a challenge for mobile home park residents: the percentage of people who did not trust the drinking water in their homes was 10% higher for mobile home residents than the general population.

Climate change threatens to exacerbate the water quality in Colorado: warmer temperatures can cause more rapid snowmelt, leading to an increased runoff of pollutants into rivers and streams. Changes in precipitation patterns can also lead to increased water shortages, resulting in lower water levels and reduced access to clean water sources. Low-income people, people of color and those who live in mobile homes are especially vulnerable to these impacts.

HB 23-1257 protects and improves water quality in mobile home parks through establishing a water testing program, setting prioritization criteria for mobile home parks, identifying funding sources for remediation, and developing standards. All these investments are essential to ensure the health and well-being of our most vulnerable communities.



I urge your yes vote on HB23-1257. Thank you for your time.

Pegah Jalali

[jalali@coloradofiscal.org](mailto:jalali@coloradofiscal.org)

Teresa Gonzalez

Testimony in Support of HB 23-1257

April 10, 2023

### **Testimony Written in Spanish**

Hola mi nombre es Teresa Gonzalez, soy residente de Fort Collins. Llegué a este parque de casas móviles hace 16 años, siempre tomé agua de la llave, yo pensaba que el agua estaba limpia y filtrada. Hasta hace 3 meses, la tubería de mi casa se vio afectada y tuvieron que hacer unos arreglos cuando abrieron la tubería tenía mucho calcio todo como podrido incluso la tubería es de cobre había encogido de lo sucio y lo oxidado que estaba más los años sin el cuidado adecuado. Yo vivo en un lado del parque en donde han compuesto la tubería y el agua se ve más clara, en el otro extremo del parque el agua se ve blanquisca con olor a cloro. Las tuberías son de cobre y se van haciendo chicos por el óxido. Han estado cambiando la tubería hasta la bomba principal. El plomero nos notificó que el agua que nos estábamos tomando sucia afectan los riñones, y esto me alarmó mucho por la salud de mi familia. Todavía no hemos chequeado de salud pero lo planeamos hacer como familia para asegurarnos que nuestra salud no se haya visto afectada por la calidad del agua. Si yo les pudiera decir algo a los legisladores me gustaría decirles que le exijan a los dueños de los parques móviles hagan el cambio en las tuberías y las líneas de agua. Yo entiendo que sería un gasto grande pero nuestra salud está en juego. Nosotros sabemos que los dueños tienen ganancias, para poder hacer un arreglo a las tuberías y sistemas de filtración. Si no hacen un cambio pero se van a quedar sin inquilinos por falta de conciencia de cuidado. Por favor voten a favor de HB-1257.

### **Testimony translated into English**

Hello my name is Teresa Gonzalez. I'm a resident of Fort Collins. I moved to the mobile home park where I live now 16 years ago. I always drank water from the tap because I thought the water was clean and filtered. 3 months ago the pipes in my house were impacted and they had to make fixes where they opened the pipes and they had a lot of calcium build up all rotten, including the pipes are made of copper and they had gotten shrunk with all of the dirt and buildup that had happened over the years without the adequate care. I live on one side of the park where they've fixed the pipes and the water looks clearer now. But on the other side of the park

the water comes out really white with a strong chlorine smell. The pipes are made of copper and they get smaller because of all the buildup. They've been replacing the pipes from the main pump. The plumber told us that the water that we were drinking was so dirty and could affect our lungs, which was very alarming to me for the health of myself and my family. We still haven't paid to do our own test but we plan to do it as a family to be sure that our health isn't being affected. I want you as our representatives to hold park owners accountable to update the pipes and water lines. I understand that it might be a big expense but our health is at risk. We know that the owners have profits that they could use to fix the pipes and filters. If they don't make these changes they'll be left without lot tenants for a lack of consciousness and care. Please vote yes for HB 23-1257.

**Lucy Guereca**

**Testimony in Support of HB 23-1257 Mobile Home Park Water Quality**

**April 12, 2023**

**Original Testimony Written in Spanish**

Mi nombre es Lucy Guereca y soy miembro de 9to5 Colorado. Vivo en Elevado Estates parque de casa móviles en Arvada. Tengo viviendo aquí casi diez años. Desde que yo me mudé aquí la persona a la que le compre la casa móvil me dijo que el agua de aquí no era apta para beber ya que es agua de pozo y cuando se acaba el agua viene muy sucia. He comprobado esto de que no es tan buena porque cuando le pongo agua a las plantas de mi casa se hace una capa como mold arriba como echada a perder. Mis plantas de afuera no se ven tan afectadas porque reciben agua cuando llueve y otros elementos de la naturaleza. Al no tener agua corriente mi economía en mi hogar se ha visto afectada al comprar agua de botellas en año pasado compraba alrededor de 100 dólares de agua al mes pero con la inflación ahora pago mas y por menos botellas de agua. Otra cosa que me gustaría añadir es que la calidad del agua afecta nuestros electrodomésticos como por ejemplo nuestra lavadora de ropa uno mete a lavar ropa blanca sale amarilla ya que el agua sale amarilla y en el proceso se va descomponiendo poco a poco la lavadora y otros artículos de la casa. Me gustaría pedirle a ustedes los legisladores que aprueben este proyecto de ley HB23-1257 para que podamos tener mejor calidad de agua para beber para todas nuestras comunidades en colorado.

**Testimony Translated to English**

My name is Lucy Guereca and I am a member of 9to5 Colorado. I live in Elevado Estates Mobile home park in Arvada. I've been living here for almost ten years. When I first moved here, the person that I bought the home from told me that the water was not good to drink because there are lead pipes and when it comes out of the pipe it is really dirty. I've seen that for myself that it is bad because when I water my indoor plants with the tap water they develop mold. That doesn't happen to my outdoor plants that get rain water. Because we can't use the tap water the costs in my house have been impacted by buying bottled water. Last year we bought around \$100 worth of water a month, but now with inflation I pay more for fewer bottles of water. I would like to add that the water quality also affects our appliances. For example, when we put clothes into our washing machine they come out yellow just like the water, and in the

process, our washing machine gets worn down, just like all of our other household appliances. I would like to ask you as our legislators to approve this bill, HB23-1257 so that we can have better quality of water to drink for all of our communities in Colorado.

Juana Armijo

Testimony in Support of HB23-1257 Mobile Home Park Water Quality

April 12, 2023

### **Original Testimony Written in Spanish**

Mi nombre es Juana Armijo y soy miembro de 9to5 Colorado. Vivo en una comunidad de casas móviles en Thornton. Todos somos seres humanos y tenemos el derecho a beber agua limpia, todos tenemos familiares con enfermedades y muchos de nosotros no tenemos los recursos para comprar agua embotellada. Es dinero extra que a veces no tenemos. En mi situación mi esposo va a diálisis varias veces a la semana. Si yo le doy agua de la llave él se pone mal del estómago hasta a veces le da diarrea por eso le tengo que comprar agua embotellada. En mi casa el agua tiene mal sabor también el agua sale con diferentes colores blanca amarilla y con espuma. Yo pienso que el problema viene de las tuberías. Yo he tratado de hablar con los manejadores y siento que tiene represalias hacia mí por quejarme por decirles sobre el agua y sus altos costos y de la renta. Me suben la renta o lo que me cobran por agua su respuesta siempre es porque gasto mucha agua. He preguntado a mis vecinos y ellos pagan \$100 menos que yo, y yo siento que son represalias hacia mí. En tiempo de frío se tapan las tuberías y nos dejan sin agua hasta una semana sin avisarnos. Sin agua no podemos hacer de comer o nuestras necesidades, cuando esto pasa tenemos que ir a bañarnos en casa de nuestra familia o ir a las tiendas a hacer baños. Me gustaría pedirles a ustedes legisladores que apoyen este proyecto de ley para beber y tener agua limpia en nuestras comunidades ya que no muchos lugares ayudan a casas móviles. Por favor voten sí para HB23-1257.

### **Testimony Translated into English**

My name is Juana Armijo and I am a member of 9to5 Colorado. I live in a mobile home community in Thornton. We are all human beings and all have the right to drink clean water. We all have family members with illness, and many of us do not have the resources to buy bottled water. It's extra money that sometimes we don't have. In my situation, my husband goes to dialysis multiple times a week. If I give him water from the tap he gets stomach aches, and sometimes diarrhea, and so I always have to buy bottled water. In my house the water has a bad taste and it comes out of the tap with different colors, white and yellow and foamy. I think that

the problem comes from the pipes. I've tried to talk to the managers and I feel like there has been retaliation against me for complaining about the water and the high cost of rent. They raise my rent or what they charge me for water, and they tell me that it's because I use a lot of water. But I've asked my neighbors and they pay \$100 less than me, so I feel that the managers have retaliated against me. When it's cold the pipes freeze and we're left without water for up to a week without notice. Without water we can't cook or complete other necessities. When this happens we have to go shower at our family's houses or go to shops to use the bathroom. I'd like to ask you as our representatives to support this bill for us to be able to drink and have clean water in our communities, because there is not a lot of support for mobile homes. Please vote yes on HB23-1257.

Colorado General Assembly  
House Transportation, Housing &  
Local Government Committee  
Rep. Meg Froelich, Chair  
200 E Colfax Ave  
Denver, CO 80203

Re: Support of HB23-1257 Mobile Home Park Water Quality

Dear Chair Froelich and members of the House Transportation,  
Housing & Local Government Committee:

Elevation Community Land Trust supports HB23-1257. My name is Charles Allison-Godfrey, I submit this testimony as the Staff Attorney & Policy Associate of Elevation Community Land Trust (“Elevation”). Elevation makes homeownership more accessible to low-income Coloradans through the Community Land Trust model.

Elevation is also involved, in a limited capacity, with mobile home parks. In May 2022, the organization purchased Westside Mobile Home Park in Durango, to preserve it as affordable housing and prevent it from being purchased by an out of state investor.

Elevation supports HB23-1257 because it addresses some of the concerns regarding water quality that the organization has experienced as a mobile home park owner. When Elevation purchased the park, it had the wells evaluated. There were two wells – one of which was attached to the system, but not approved by the state. The residents told Elevation, when it was planning to purchase the park, that this unapproved well was used for irrigation, but that the park’s management stopped using it due to leaks. The well that was approved did not have the quantity for peak flows, so the pressure did not always meet the resident’s needs. Elevation later learned that the previous owner had used the unapproved well to supplement flow to the approved one.

These various issues highlight that there were numerous water quality issues with the park, which Elevation has resolved or is working to resolve. Because the park is currently in unincorporated La Plata County, its ultimate goal is to permanently remedy the water issues by bringing the park into the water system operated by the City of Durango.

Despite these difficulties, Elevation’s problems are mild compared to other issues that parks around the state experience. By way of example: about five minutes away from Westside Mobile Home Park, which ECLT owns and manages on behalf of its residents, is Lightener Creek Mobile Home Park. Their story illustrates some of the more severe water issues that mobile home parks experience; you may have read about this park in the news recently. It has been experiencing water issues for years.

In 2016, Colorado Department of Public Health and the Environment (CDPHE) ordered the park’s owner to shut down the park’s wastewater lagoon, just 100 feet from the namesake Lightener Creek, after decades of noncompliance with the park’s discharge permit. The park’s water supply became contaminated as a result of this discharge, and the problem has now escalated to a crisis: residents have been without running water since February 13.

Now, it appears that after almost 60 days without running water, the crisis is nearing a close and running water should soon be restored to residents. Ultimately, the humanitarian crisis at Lightener Creek mobile home park, as well as Elevation's experience purchasing Westside Mobile Home Park, highlight the urgent need for this bill. Without state oversight, mobile home park water systems are frequently underinvested in, creating health and safety issues for residents. This bill will remedy this issue and help ensure that every resident of Colorado has access to safe and clean water.

Elevation Community Land Trust supports HB23-1257. We ask that you do the same.

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

Sincerely,

Charles Allison-Godfrey  
Staff Attorney & Policy Associate  
Elevation Community Land Trust  
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**Concepcion Cruz**  
**Testimony in Support of HB23-1257 Mobile Home Park Water Quality**  
**April 12, 2023**

**Original Testimony Written in Spanish**

Mi nombre es Concepción Cruz y vivo en un parque de casas móviles en Longmont, Colorado. Soy miembro de 9to5 Colorado. Tengo viviendo en este parque móvil alrededor de ocho años, cuando recién llegué a vivir aquí yo tomaba agua de la llave sin ninguna preocupación porque nadie me había advertido sobre el agua. Con el tiempo empecé a notar un sabor medio raro como metálico en el agua, fue cuando decidimos hacer algo al respecto y fue cuando compramos un refrigerador con sistema de purificación de agua. Debido a mis inquietudes sobre el agua en la próxima visita con el doctor le hice el comentario sobre el agua y le di una muestra del agua. Me recomendó no seguirle dando agua de la llave a mis hijos ya que les podía dañar sus dientes a causa de todos los químicos en el agua. Hemos tomado muchas maneras para tratar el agua y que tengamos una mejor calidad de agua ya que le cambiamos los filtros de la llaves agua cada seis meses, en las mañanas nos vemos mas con la necesidad de hervir el agua para cocinar ya que el sabor está más concentrado. Me gustaría pedirle a nuestros legisladores que aprueben esta legislación para que haya algún tipo de mantenimiento a las tuberías para mejorar la calidad del agua en todos los parques móviles. Ya que muchos miembros de nuestra comunidad no tienen los recursos para estar comprando botellas de agua semanalmente o algún sistema de filtración de agua. Gracias por escucharnos y espero que nos puedan ayudar a hacer un cambio en las comunidades de casas móviles en Colorado. Por favor voten si por HB23-1257.

**Testimony Translated to English**

My name is Concepcion Cruz and I live in a mobile home park in Longmont, Colorado. I am a member of 9to5 Colorado. I've been living in the park for about eight years. When I first arrived to live here i drank the water out of the tap without any worries because no one had warned me about the water. As time went on I noticed that the water had a weird metallic taste, and then we decided to do something about it. We bought a refrigerator with a water purification system. Because of my concerns about the water, I brought it up at the next visit I had to my doctor and brought them a sample. The doctor suggested that I shouldn't keep having the kids drink water out of the tap because it could damage their teeth. We've tried a lot of different things to treat the

water to improve the quality. We change the faucet filters every six months, and in the mornings we normally have to boil water to cook with because the bad taste comes out more concentrated in the mornings. I would like to ask our legislators to pass this legislation so that there is some kind of maintenance of the pipes to improve the water quality in all mobile homes. Many members of our community don't have the resources to buy bottled water every week or a water filtration system. Thank you for hearing us and I hope you can help us to make a change in the mobile home communities in Colorado. Please vote yes on HB23-1257.