



Engaging manufactured housing communities in Jefferson County

www.togethercolorado.org/jeffcohomes

[Together Colorado](#) and the [Jefferson Unitarian Church Community Action Network](#) (JUC CAN) are pleased to announce that, over the next two years, we will be engaging and informing residents in several manufactured housing communities in Jeffco about their rights and new statewide laws that provide protections for residents of mobile home parks. This work is made possible by a grant from [Community First Foundation](#). Our main partners in this work are [9to5 Colorado](#) and the [Colorado Coalition of Manufactured Home Owners](#) (CoCoMHO).

Manufactured housing is the largest unsubsidized source of affordable housing and provides homes to seniors on fixed incomes, immigrants, low-income families, people with disabilities, veterans, and others in need of low-cost housing. Keeping residents in their homes and preserving existing affordable housing are important aspects of housing concerns in Jeffco. We aim to build knowledge and momentum to empower Jeffco manufactured housing residents to advocate for their rights as home owners and tenants.

BACKGROUND

Recently, the Colorado legislature has updated laws that regulate mobile home parks (MHPs):

- In 2018 the Colorado Department of Regulatory Agencies (DORA) performed a [Sunrise Review of Manufactured Housing Community Owners and Managers](#), which
 - Concludes that, "**Clearly, harm is occurring in manufactured housing communities...***The harm largely stems from the lack of enforcement of existing laws, bad actors exploiting a relatively loose regulatory structure, and the inevitable tension that arises when the house belongs to one person but the land beneath it belongs to someone else.*"
 - States that, "**Conditions for owners of manufactured homes could be improved by increasing community engagement within the communities, including the forming of homeowners associations and cooperatives; educating homeowners about their rights and encouraging them to challenge community owners when appropriate or file complaints with the proper authority...**"

- In 2019 the state legislature passed the [Mobile Home Park Oversight Act](#), which
 - Grants the [Colorado Division of Housing oversight](#) over the MHPA
 - Creates the [Dispute Resolution and Enforcement Program](#) (DREP), which
 - Provides a mechanism to submit complaints
 - ✓ Began taking complaints on May 1, 2020
 - Grants counties and municipalities home rule rights to proactively enact ordinances and standards related to manufactured housing communities within their jurisdictions
 - Extends the time to move or sell a mobile home after eviction proceedings
- In 2020 the state legislature passed the [Mobile Home Park Act Updates](#) bill, which
 - Defines “retaliation” and prohibits its use against a home owner
 - Requires transparency and equity in water billing
 - Protects home owners from arbitrary or unfair evictions
 - Requires maintenance and repair of the park, operable utilities, and compensation to displaced homeowners when these requirements are not met
 - Increases homeowner rights to privacy
 - Prohibits unfair park rules from being imposed on homeowners
- In 2020 the state legislature passed the [Opportunity to Purchase](#) bill, which
 - Requires landlords to provide 90 days’ notice to residents if a park is for sale or if they intend to redevelop it, so that residents know they can make an offer and have enough time to organize, get financing and wider community support, to make an offer
 - Requires landlords to engage in good faith to consider the offer

For additional information:

Watch TEDxMileHigh: [American’s most invisible communities—mobile home parks](#) (video 14:25) by Prof. Esther Sullivan (July 2017)

Watch Last Week Tonight with John Oliver (HBO): [Mobile Homes](#) (video 15:38)
Mobile homes may seem like an affordable housing option, but large investment companies are making them less and less so.

Read the “[Parked—Half the American Dream](#)” series of articles assembled by The Colorado Sun