



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
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