



April 5, 2022

Senate Local Government Committee  
Colorado General Assembly

**RE: SB22-160 – Loan Program Resident-owned Communities**

Dear Members of the Senate 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 SB22-160, 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 and opportunities for mobile home owners, including the Mobile Home Park Residents Opportunity to Purchase law.

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 changes ownership, mobile home owners need to remain in place to keep 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 the loan program and two grant programs created through this bill. The revolving loan program is essential to help finance resident owned communities and capital improvements. Currently, existing organizations dedicated to financing mobile home parks with the goal of providing affordable, cooperative housing do not have the capacity to finance every park that goes up for sale, especially with rising property values in Colorado. Historically, banks and other lending institutions have not provided low-interest loans to mobile home owners to purchase their parks. This revolving loan fund for resident owned

communities was one of the primary recommendations of the state's Affordable Housing Transformational Task Force and will be truly transformational for mobile home park residents facing the sale of their park.

The two grant programs are also desperately needed by mobile home owners. Mobile home owners need to organize quickly to be able to have an opportunity to become a resident owned community. Community organizing is a specialized skill that needs to be provided to these communities by non-profit organizations. Many mobile home owners do not know their rights under the law and are not prepared to become a resident owned community when informed that their park is for sale. The other grant program is forward-thinking so that resident owned communities can maintain long-term affordability.

We urge the committee members to vote YES on SB22-160. Thank you for your consideration of this important and transformational bill.

Respectfully,  
Kathy Smith, Volunteer Lobbyist  
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