



BOARD OF COUNTY COMMISSIONERS

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April 9, 2019

The Honorable Matt Gray
 200 E. Colfax Ave., Room 307
 Denver, CO 80203

Dear Chairman Gray,

We are writing to express our strong support for HB 1309: Mobile Home Park Act Oversight.

The Summit County Board of Commissioners supports this legislation, which would ensure enforcement of the existing Colorado Mobile Home Park Act, grant permissive authority for counties to regulate mobile home parks in their jurisdictions and protect the property rights of mobile home owners by extending time to cure lot rent and to move or sell a home in the case of an eviction from a park. We feel these reforms are needed in Summit County, where we have multiple mobile home parks, and the high cost of housing is a struggle for so many of our residents.

Mobile homes are the largest source of unsubsidized affordable housing in the country. And as with other forms of housing, it is common for mobile home owners to have much of their wealth invested in their home. Most mobile home park residents own their home but not the underlying land, so property owners wield significant power over their housing security. Many mobile home park residents face fines or evictions by property owners, often for illegitimate reasons, and are given as few as 48 hours to move or sell their homes. In Summit County, the long duration of winter weather conditions makes such situations doubly challenging.

Violation of unfair and impractical park rules is often used by property owners as grounds for eviction, so mobile home owners are discouraged from voicing their concerns over health and safety issues, out of fear of retribution. When a park owner violates the Colorado Mobile Home Park Act, the sole recourse for a mobile home owner is to sue a park owner – an expensive and cumbersome process. Therefore, many home owners are left with no way to resolve violations and disputes with park owners.

Colorado and its local governments must take action to establish and strengthen state and local policies that provide protections for mobile home owners and renters. HB 1309 would provide more stability for these affordable communities.

Sincerely,
 The Summit County Board of Commissioners

Thomas Davidson, Chair

Elisabeth Lawrence

Karn Stiegelmeier