

County	Total Units			Renter Occupied			Owner Occupied		
	Total Units	Total Mobile Homes	Percent of All Units that are Mobile Homes	Total Renter Occupied	Total Renter Occupied Mobile Homes	Percent of Renter Occupied Units that are Mobile Homes	Total Owner Occupied	Total Owner Occupied Mobile Homes	Percent of Owner-Occupied Units that are Mobile Homes
Adams	457,593	31,413	6.9%	163,760	9,541	5.8%	293,833	21,872	7.4%
Boulder	295,117	8,987	3.0%	103,431	2,432	2.4%	191,686	6,555	3.4%
Cheyenne	2,106	301	14.3%	569	86	15.1%	1,537	215	14.0%
El Paso	628,263	19,242	3.1%	222,715	5,626	2.5%	405,548	13,616	3.4%
Elbert	23,450	940	4.0%	2,753	334	12.1%	20,697	606	2.9%
Kit Carson	7,299	1,032	14.1%	2,474	301	12.2%	4,825	731	15.2%
Lake	7,153	1,852	25.9%	2,727	918	33.7%	4,426	934	21.1%
Lincoln	3,812	358	9.4%	1,386	184	13.3%	2,426	174	7.2%
Logan	21,520	2,840	13.2%	6,592	830	12.6%	14,928	2,010	13.5%
Mesa	143,794	13,368	9.3%	43,056	4,838	11.2%	100,738	8,530	8.5%
Montezuma	25,287	5,736	22.7%	8,353	1,858	22.2%	16,934	3,878	22.9%
Morgan	27,745	4,056	14.6%	9,631	934	9.7%	18,114	3,122	17.2%
Phillips	4,316	457	10.6%	1,260	313	24.8%	3,056	144	4.7%
Sedgwick	2,322	73	3.1%	736	19	2.6%	1,586	54	3.4%
Washington	4,527	357	7.9%	1,248	97	7.8%	3,279	260	7.9%
Weld	258,571	20,843	8.1%	77,966	6,671	8.6%	180,605	14,172	7.8%

Source: U.S. Census Bureau, American Community Survey, 5-year estimates 2010-2014



**CONCERNING MOBILE HOME OWNERS WHO LEASE SPACE IN MOBILE HOME PARKS, AND, IN CONNECTION THEREWITH, PROTECTING THE MUTUAL PROPERTY RIGHTS OF MOBILE HOME OWNERS AND THE OWNERS OF MOBILE HOME PARKS**

**SB16-057**

Testimony to the Senate Committee on State, Veterans, and Military Affairs

Casey O'Donnell, Colorado Center on Law & Policy

February 10, 2016

Good afternoon Mr. Chair and members of the committee. My name is Casey O'Donnell. I am a research and policy analyst at the Colorado Center on Law and Policy. CCLP is a nonprofit, non-partisan research and advocacy organization that engages in legislative, administrative and legal advocacy on behalf of lower income Coloradans. I am here today to testify in support of the SB16-057.

I'd like to set the stage by first explaining briefly the current state of Colorado's affordable housing stock. Housing insecurity is notably high, here defined as spending 30 percent or more of one's income on shelter costs. By this metric, nearly half of renters and nearly a third of home-owners do not have a secure housing situation. There are many reasons for such high rates of insecurity. At the most basic level, it's a story of rising costs and stagnant wages. Since 2007, average rent in Colorado has increased by 21 percent while income for the median renter household has only increased by 1.1 percent. At the same time, vacancy rates have been notably low across the state, and approaching zero in Colorado's most active markets. This presents a problem for low-income Coloradoans as they seek a safe and affordable place to live with their families. For many Coloradoans, especially those in rural communities, mobile home and manufactured housing are among the main options for finding affordable shelter. In five counties, over 20 percent of all housing units are mobile homes. Many other counties also have high numbers of mobile housing units, most of which fall between 10 percent and 20 percent of all housing units.

Far from a simple problem, addressing the shortage of affordable housing requires a multi-faceted policy approach. Legislation that enhances the stability and quality of quality mobile home parks ought to be incorporated into Colorado's broader approach to addressing persistent issues in providing affordable housing to our citizens. We feel that SB16-057 is a step in that direction and we hope that the state legislature continues to explore policies that help build wealth while ensuring that every Coloradoan has access to safe, healthy, and affordable shelter.