

Dear Senator Lee and Members of the Senate Judiciary Committee:

My name is Kathy Smith and I am a member of the Legislative Action Committee of the Colorado League of Women Voters. The League is a nonpartisan organization that encourages informed and active participation in government and influences public policy through education and advocacy.

I am writing in **support of House Bill 1196**, concerning updates to the laws governing mobile home parks.

First, I want to thank you for returning to the 2020 legislative session amidst our COVID-19 emergency to consider some of the remaining important legislation. Your efforts to continue the legislative process are greatly appreciated.

The League supports equality of opportunity for housing for all persons and policies to provide a decent home and suitable living environment for every American family. Approximately 100,000 Coloradans live in mobile/manufactured homes, which are Colorado's largest source of unsubsidized, affordable housing. Generally, residents of mobile home parks own their homes but pay lot rent to park owners. It is often costly or logistically challenging or impossible to move the homes or find an alternative mobile home park. This business model creates economic vulnerability for the home owners, and fear of losing their home keeps many home owners silent about violations of the law. The *Colorado Sun* and partner news organizations across the state reported about mobile home parks (<https://coloradosun.com/parked/>).

House Bill 1196 addresses several harms identified in the Department of Regulatory Agencies' 2018 Sunrise Review on Manufactured Housing. Their findings state that, *"Clearly, harm is occurring in manufactured housing communities. Those instances of harm are not due to a lack of professional competence among manufactured housing community owners and managers. 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."* Among other things, House Bill 1196 defines what constitutes retaliation, protects against arbitrary or unfair eviction, requires utility billing transparency, and increases home owner rights to privacy. Adding these protections will enhance the ability of DOLA's Division of Housing to administer the Mobile Home Park Oversight Program (<https://cdola.colorado.gov/mobile-home-park-oversight>).

I urge the committee to vote YES on HB20-1196. Colorado's housing crisis impacts both rural and urban towns, and preservation of mobile/manufactured homes is important to address Colorado's affordable-housing needs. Effective oversight and enforcement of the Colorado Mobile Home Park Act can have significant positive impacts for manufactured home owners in Colorado.

Thank you for your consideration.

Respectfully,
Kathy Smith
Legislative Action Committee
League of Women Voters of Colorado