



Mobile Home Park Redevelopment Moratorium

Council President Torres
Councilmember CdeBaca
Councilmember Clark

Land Use, Transportation, Infrastructure Committee
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Colorado's mobile home parks are becoming a lucrative business, but not for residents



by **Sonia Gutierrez, Julio Sandoval** • Published on July 19, 2022 • Last modified on July 21, 2022



A mobile home park in Golden, Colorado was recently sold to a large company based in California.

Photo: Jeremy Moore, Rocky Mountain PBS

NEWS | ROCKY MOUNTAIN PBS

DENVER — For decades, mobile homes have been a sweet spot in home ownership. They provide an opportunity to own a home at much lower prices than traditional single-family homes.

The problem for some homeowners has become the sale of the land underneath the homes. With mobile homes, sometimes called manufactured homes, the residents only own the structure, not the land it's on. Selling the land out from underneath homes is a lucrative business that lately has involved big companies and left some residents behind.

“[Mobile homes are] one of our largest sources of affordable housing at a time when we have a massive affordable housing crisis and yet it’s subject to all these pressures, and without support, it will disappear.”

– Esther Sullivan

CU Denver Sociology Professor;
Author of *Manufactured Insecurity: Mobile Home Parks and Americans’ Tenuous Right to Place*

Denver's Mobile Home Parks

Five parks house approximately 300 families

4501 W Kentucky Ave (D3)
TU | 3.6 acres | 80 units
Posted for sale 2022

4765 N York St (D9)
TU | .8 acres | 12 units

5220 N Steele & 5201 N Adams St (D9)
IA, UO-2 | 2.1 acres | 55 units
Posted for sale 2021

960-990 S Jason St (D7)
IA, UO-2 | 4.6 acres | 75 units

2825 W Evans Ave (D7)
S-MX-3 | 6.7 acres | 90 units



Moratorium

a temporary prohibition of an activity

What would be impacted?

Approval or amendment of site development plans to change the use of land currently used as a mobile home park

Expires April 1, 2024, with possibility of extension.

Why?

Prevent risk of further loss of parks while the workgroup:

- surveys park conditions,
- study development and redevelopment trends,
- study how to mitigate displacement of residents, and
- develop policy/regs accordingly

Modeled after Aurora's 10-month moratorium, enacted in 2018.

Policy Pathway

Moratorium : pause park redevelopment

Text amendment:
allow unit
replacement

Long term solutions
Develop policies and/or regulations

