



mobile and manufactured home community information and resources

CHFA is focused on supporting mobile and manufactured housing solutions because they are some of the most affordable homeownership options available, making up approximately 10 percent of the nation's housing stock. In Colorado alone, more than 100,000 people live in 900+ parks.

"Manufactured homes" are built to a code adopted in 1976 by the U.S. Department of Housing and Urban Development (HUD); homes built prior to the HUD code are considered "mobile homes."

Find Mobile/Manufactured Home Communities (MHCs) in Colorado

- **Park Search:** Look up registration information for, and any complaints involving, mobile/manufactured home communities in Colorado:
<https://socgov17-site.secure.force.com/ParkSearch/>
- **MHVillage.com:** Search for communities based on location or metro area:
<https://www.mhvillage.com/parks/co>

MHC Oversight Programs

Colorado Department of Local Affairs (DOLA)

The Office of Regulatory Oversight (ORO) in DOLA's Division of Housing (DOH) is comprised of two areas which protect Colorado citizens:

The Building Codes and Standards (BCS) Section regulates:

- Construction of factory-built structures
- Sale and installation of manufactured homes

A homeowner may submit concerns regarding the construction, sale, or installation of his/her mobile/manufactured home to the BCS for investigation through its dispute resolution process. Learn more at <https://cdola.colorado.gov/office-of-regulatory-oversight/building-codes-and-standards>

The Mobile Home Park Dispute Resolution and Enforcement Program (MHPOP) regulates MHCs and is responsible for:

- Conducting outreach and education on mobile home park laws
- Registering all mobile home parks annually
- Receiving and investigating complaints
- Facilitating dispute resolution between mobile homeowners and mobile home park landlords
- Determining whether violations of the law have occurred and taking enforcement actions

MHPOP requires landlords to post and maintain a Homeowner's Notice of Rights and Responsibilities; give a copy to homeowners annually, with new leases, and after changes in park ownership; and provide this Notice in an accessible format for homeowners with disabilities upon request.

Contact MHPOP at MHPOP@state.co.us (preferred) or 1.833.924.1147, or visit www.colorado.gov/dola/mobile-home-park-oversight to learn more.

Resources

Payment Assistance

- Colorado Emergency Rental Assistance Program
<https://cdola.colorado.gov/rental-mortgage-assistance>
- Colorado Emergency Mortgage Assistance Program
<https://cdola.colorado.gov/emergency-mortgage-assistance>
- Eviction and Foreclosure Protection:
<https://cdola.colorado.gov/eviction-foreclosure-protection>
- The Colorado Low-income Energy Assistance Program (LEAP) helps eligible individuals pay a portion of their winter heating costs. Learn more at <https://cdhs.colorado.gov/leap> or call 1.866.HEAT.HELP.

Home Rehab

Please view available home rehabilitation [resources here](#).

Energy Outreach Colorado

Colorado's Affordable Residential Energy Program (CARE) is an energy efficiency upgrade program administered by Energy Outreach Colorado, offering **free** energy efficiency upgrades to income-qualified households. Email CARE@energyoutreach.org or call 303.226.5061 to learn more. You can apply at https://www.energyoutreach.org/wp-content/uploads/2020/06/CARE-Application_2020_Fillable.pdf



Home Purchase

The Impact Development Fund (IDF) Manufactured Housing Finance Program provides financing for persons residing in or seeking to purchase manufactured housing located in an approved manufactured home community. Learn more at <https://impactdf.org/> or contact IDF at info@impactdf.org or 970.494.2021.

Financing for Park Acquisition and Preservation

MHC residents have an opportunity-to-purchase provision under Colorado law which gives park residents a 90-day window to complete due diligence on a park and make a purchase offer when a park is available for sale. Organizations listed below may be able to provide financial assistance for park purchases.

ROC (Resident Owned Communities) USA, a national nonprofit, works to convert MHCs to resident ownership, preserving affordability and promoting self-determination. Thistle, a Colorado nonprofit, is a ROC-certified Technical Assistance Provider and is actively seeking MHCs in Colorado to transition from private ownership to resident-owned communities. Learn more at <https://thistle.us/roc/> or contact Thistle at info@thistle.us and 303.443.0007.

Colorado Housing and Finance Authority (CHFA): CHFA can provide loans for park purchase. Learn more at <https://www.chfainfo.com/arh/mf-loans/Pages/partnership-mobile.aspx> or contact CHFA Multifamily Lending at MF-lending@chfainfo.com or 1.800.297.2342.

Colorado Division of Housing Development Specialist Regional Contacts can help you determine financial assistance options. Find your contact at <https://cdola.colorado.gov/office-of-housing-finance-sustainability/regional-contacts>.

Impact Development Fund (IDF) creates economic opportunity by delivering flexible capital to strengthen under-served Colorado communities. Learn more at <https://impactdf.org/> or contact IDF at info@impactdf.org or 970.494.2021.

Homeowner/Tenant Legal Support

- [9to5 Colorado](#) (English and Spanish)
- [Colorado Legal Services](#)
- [Colorado Poverty Law Project](#)
- [COVID-19 Eviction Defense](#)
- [Colorado Center on Law and Policy](#)

Translation Assistance: The following legal clinics provide free or low-cost legal services in Spanish or other languages and may be able to help with translation and review of leases.

- [Denver Metro legal clinics](#)
- [Clinics in other Colorado counties](#)
- [Legal clinic events](#)

Other Resources and Information

- DOLA Mobile Home Park Resources: <https://cdola.colorado.gov/mobile-home-park-resources>
- Colorado Coalition of Manufactured Home Owners (CoCoMHO): <https://www.cocomho.org/>, info@cocomho.org, 720.591.9031
- Rocky Mountain Home Association: <https://www.coloradohome.org/> or contact them directly at info@coloradohome.org or 303.832.2022

800.877.chfa (2432)

www.chfainfo.com

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*financing the places where
people live and work*