

Gunnison County Manufactured Housing Strategy



Master of Urban
and Regional
Planning

COLLEGE OF ARCHITECTURE AND
PLANNING

UNIVERSITY OF COLORADO
DENVER

A CAPSTONE PROJECT BY MEGAN MILES
PREPARED FOR THE DEPARTMENT OF COMMUNITY
& ECONOMIC DEVELOPMENT, GUNNISON COUNTY

Gunnison County, CO includes 16 mobile home parks (MHPs), which provide critical affordable housing for the community. Mobile home residents have raised concerns about their treatment from landlords, inadequacy of infrastructure, rising rents, and the possibility of displacement. This project identified factors that contribute to housing instability in MHPs and recommends specific strategies to support residents and preserve existing parks.

“Yes, mobile home parks are affordable compared to other places. But they are not affordable for the quality of housing or the condition of the parks.”

- Gunnison County mobile home resident

Methodology

- Interviews with County staff & key stakeholders
- Resident focus groups
- Integration of data from survey by Partners in Research & Evaluation (PiER)

Key challenges

- Preservation of mobile home parks
- Lack of resident protections
- Affordability
- Habitability, energy efficiency, & infrastructure
- Resident-owner relations

Recommendations

	Category	#	Recommendation	outcome					implementation			
				preserve MHPs	resident protections	affordability	improved quality	improved relationships	Level of Effort	staff	funding	outside resource
Stability	Preserve existing mobile home parks.	A1	Explore land use strategies for park preservation.	x					high	x		
		A2	Work with City of Gunnison to explore joint opportunities for preservation.	x					medium	x		
		A3	Work with park owners to preserve mobile home parks and maintain affordability.	x	x	x		x	high	x		
		A4	Develop a displacement plan in case of mobile home park closure.		x	x			medium	x		
		A5	Update the Gunnison County Strategic Plan to explicitly reflect the preservation of mobile home parks as a priority.	x					low	x		
		A6	Continue to pursue the development of other sources of affordable housing that could serve current mobile home park residents.	x		x			high	x	x	
	Pursue opportunities to align land and homeowner interests.	B1	Pursue opportunities for resident ownership of for-sale parks.	x	x			x	medium	x	x	x
		B2	Pursue opportunities for nonprofit ownership of for-sale parks.	x	x	x		x	medium	x		x
		B3	Provide financial and technical support to help mobile home park residents organize and create and maintain resident associations.	x			x		high	x	x	
	Help mobile home park residents stay in place.	C1	Adopt local ordinances that protect residents' rights.		x				medium	x		
		C2	Provide public, translated resident resources, help connect residents to legal representation and mediation services, and support "know your rights" trainings.		x				low	x		x
		C3	Develop a model lease.		x			x	low	x		x
		C4	Connect residents to emergency rental assistance funds and other emergency supports.		x	x			low	x		x
		C5	Advocate for improvements to the State Mobile Home Park Act.		x	x		x	low			x
	Quality	Improve habitability and energy efficiency of mobile homes.	D1	Create mobile home repair or replacement program for income-eligible mobile home park residents.			x	x		high	x	x
D2			Continue energy efficiency and weatherization programs such as GV-HEAT.			x	x		medium	x	x	
Upgrade park infrastructure.		E1	Support park owners in making infrastructure, quality of life, and accessibility improvements to parks.			x	x		high	x	x	
		E2	Modify land use regulations to require roads to be brought up to standard.				x		high	x		