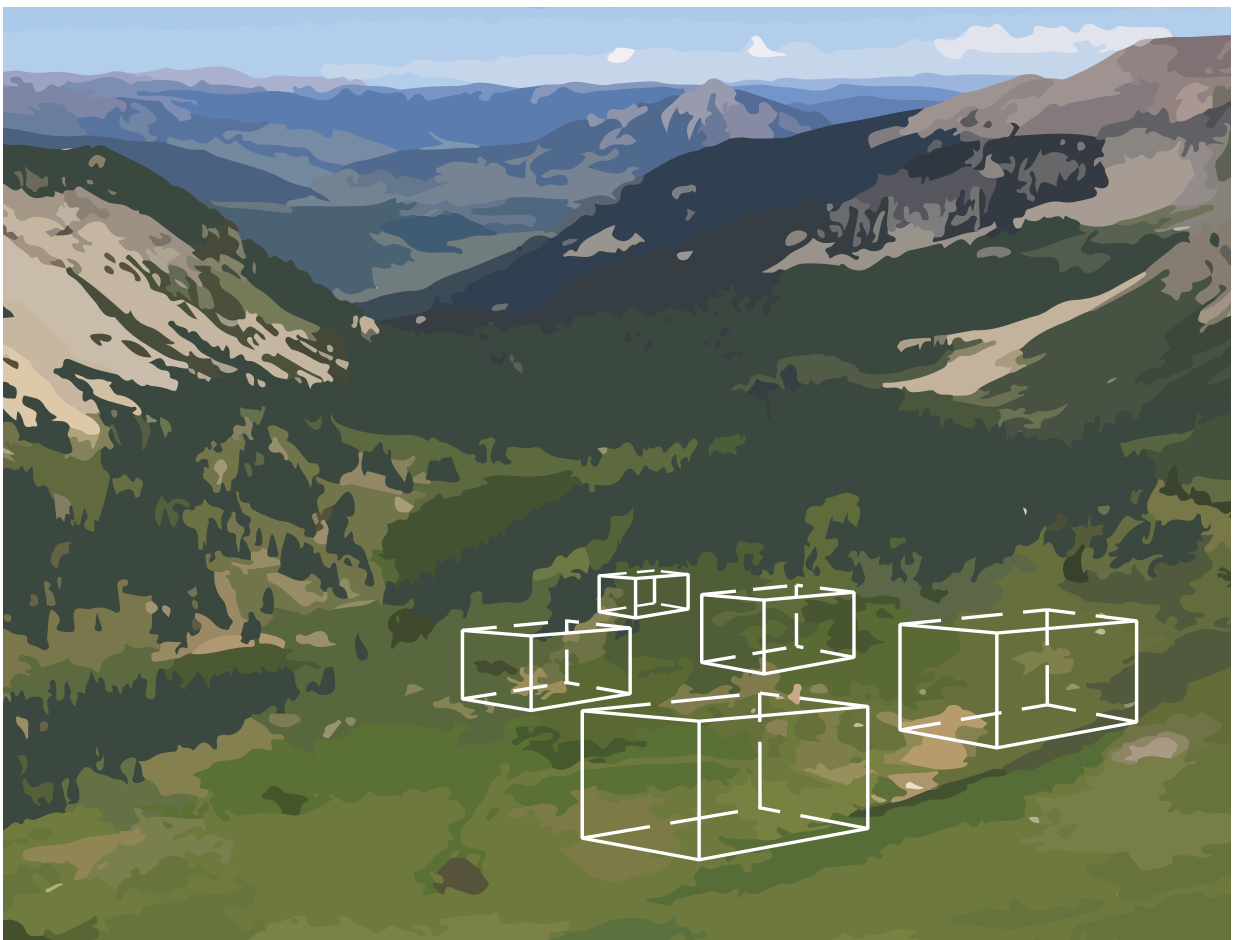


# Gunnison County Manufactured Housing Strategy

A capstone project by Megan Miles

---



**PREPARED FOR:**

**Cathie Pagano**  
Director, Community & Economic  
Development, Gunnison County

**SUBMITTED:**

**May 12, 2022**

# Executive summary

---

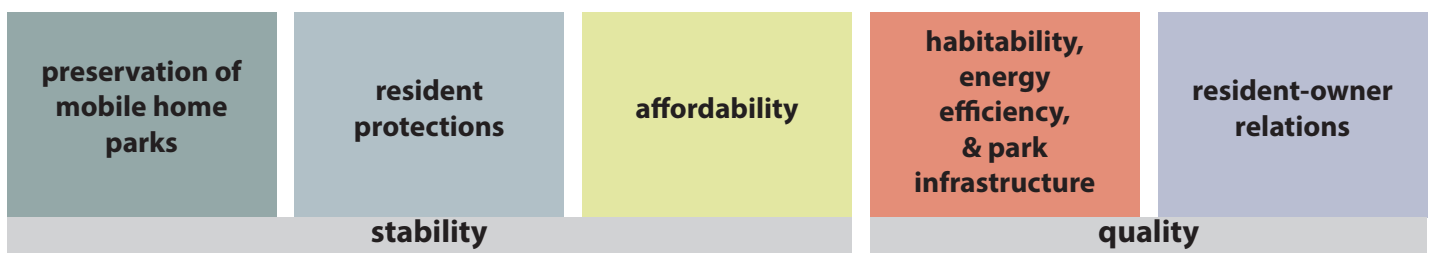
Mobile homes are a critical source of affordable housing and low-income homeownership opportunities. In Colorado, mobile home parks house more than 100,000 people, including many low-wage workers, immigrants, seniors, and families. Mobile home residents face unique challenges that can make them particularly vulnerable to housing insecurity and displacement. As demand for affordable housing surges in Colorado, some communities are beginning to explore how to preserve existing mobile home parks and stabilize park residents.

This capstone project presents targeted and actionable recommendations to preserve and protect Gunnison County's mobile home communities, improve residents' quality of life, and increase the capacity of residents to better advocate for themselves. This manufactured housing strategy is intended to be used as a resource for local policy makers, government leaders, and service providers, including the Gunnison County Board of Commissioners, Community and Economic Development Department, and the Gunnison Valley Regional Housing Authority.

To develop these recommendations, I researched common challenges faced by mobile home residents, then met with key stakeholders and park residents to better understand the specific challenges and context of Gunnison County. I also incorporated data from a 2021-2022 survey of park residents conducted by Partners in Evaluation and Research (PiER), a research group affiliated with Kaiser Permanente that is studying the impact of statewide mobile home park policies. After identifying key challenges, I conducted an analysis of emerging best practices to develop recommendations for Gunnison County.

This project offers a way to better understand and support an integral but often overlooked source of affordable housing. Manufactured housing strategies are a new and innovative tool that can provide local governments with a framework of supports and resources for some of their most vulnerable residents. Findings from this project address issues of housing insecurity, social equity, community capacity building, and engagement of historically marginalized communities and will be relevant to many communities, urban and rural.

## Summary: Key challenges in Gunnison County mobile home parks



## Summary: Recommendations & implementation

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 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 park 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		