

**Second Regular Session
Seventy-third General Assembly
STATE OF COLORADO**

REREVISED

*This Version Includes All Amendments
Adopted in the Second House*

LLS NO. 22-0812.01 Megan Waples x4348

SENATE BILL 22-160

SENATE SPONSORSHIP

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Senate Committees

Local Government
Appropriations

House Committees

Transportation & Local Government
Appropriations

HOUSE
3rd Reading Unamended
May 9, 2022

A BILL FOR AN ACT

101 **CONCERNING PROGRAMS TO PRESERVE MOBILE HOME COMMUNITIES,**
102 **AND, IN CONNECTION THEREWITH, ESTABLISHING A REVOLVING**
103 **LOAN AND GRANT PROGRAM TO ASSIST MOBILE HOME OWNERS**
104 **SEEKING TO PURCHASE THEIR COMMUNITIES, AND MAKING AN**
105 **APPROPRIATION.**

HOUSE
2nd Reading Unamended
May 3, 2022

Bill Summary

(Note: This summary applies to this bill as introduced and does not reflect any amendments that may be subsequently adopted. If this bill passes third reading in the house of introduction, a bill summary that applies to the reengrossed version of this bill will be available at <http://leg.colorado.gov/>.)

SENATE
3rd Reading Unamended
April 20, 2022

The bill establishes a revolving loan and grant program to provide assistance and financing to mobile home owners seeking to organize and

SENATE
Amended 2nd Reading
April 14, 2022

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.
Capital letters or bold & italic numbers indicate new material to be added to existing statute.
Dashes through the words indicate deletions from existing statute.

purchase their mobile home parks. The division of housing (division) in the department of local affairs (department) is required to contract with at least 2, and not more than 3, loan program administrators, unless the division determines that there is only one qualified applicant during an open and competitive selection process, in which case the division may contract with a single administrator.

The administrators are required to use money provided by the loan program to make loans to mobile home owners seeking to purchase their mobile home parks. The division is required to establish a grant program to provide grants to nonprofit organizations that provide technical and other assistance to eligible home owners seeking to organize to purchase their mobile home parks. The division is also required to establish a grant program to provide grants to eligible home owners to support programs to ensure the long term affordability of a resident-owned park, including by stabilizing lot rents and limiting rent increases.

1 *Be it enacted by the General Assembly of the State of Colorado:*

2 **SECTION 1.** In Colorado Revised Statutes, **add** 24-32-726 as
3 follows:

4 **24-32-726. Mobile home park resident empowerment loan**
5 **program - fund - creation - policies - report - legislative declaration**
6 **- definitions.** (1) THE GENERAL ASSEMBLY HEREBY FINDS AND DECLARES

7 THAT:

8 (a) THE COVID-19 PANDEMIC HAS HAD DEVASTATING AND
9 UNEVEN ECONOMIC AND HEALTH CONSEQUENCES ACROSS THE STATE;

10 (b) COMMUNITIES THAT FACED ECONOMIC, HEALTH, AND SOCIAL
11 VULNERABILITIES BEFORE THE PANDEMIC BEGAN HAVE BEEN
12 DISPROPORTIONATELY AFFECTED BY THE PUBLIC HEALTH AND ECONOMIC
13 CONSEQUENCES OF THE PANDEMIC;

14 (c) THE PANDEMIC AND THE RECESSION FOLLOWING THE PANDEMIC
15 HAVE INCREASED HOUSING INSECURITY AMONG VULNERABLE AND
16 LOW-INCOME COMMUNITIES;

17 (d) RESIDENTS AND HOME OWNERS IN MOBILE HOME PARKS ARE

1 AMONG THOSE WHO HAVE FACED INCREASED ECONOMIC AND HOUSING
2 INSECURITY IN THE WAKE OF THE COVID-19 PANDEMIC;

3 (e) OVER ONE HUNDRED THOUSAND PEOPLE IN COLORADO LIVE IN
4 MOBILE HOME PARKS, INCLUDING MANY OF THE STATE'S LOW-INCOME
5 WORKERS, IMMIGRANTS, OLDER ADULTS, INDIVIDUALS WITH DISABILITIES,
6 AND VETERANS AND THEIR FAMILIES;

7 (f) WHILE MOBILE HOME PARKS ARE AN IMPORTANT SOURCE OF
8 AFFORDABLE HOUSING AND LOW-INCOME HOME OWNERSHIP
9 OPPORTUNITIES FOR COLORADO RESIDENTS, THE BUSINESS MODEL
10 ASSOCIATED WITH MOBILE HOME PARKS CREATES UNIQUE AND
11 SIGNIFICANT RISKS FOR MOBILE HOME OWNERS AND RESIDENTS;

12 (g) BECAUSE MOBILE HOME OWNERS OFTEN RENT THE LAND UNDER
13 THEIR HOMES FROM A MOBILE HOME PARK OWNER OR LANDLORD, HOME
14 OWNERS MAY EXPERIENCE UNPREDICTABLE HOUSING COST INCREASES,
15 FACE COSTLY MOVES, OR LOSE THE VALUE OF THEIR HOME IF THE MOBILE
16 HOME PARK OWNER SELLS THE PARK OR CHANGES THE USE OF THE LAND;

17 (h) RESIDENTS AND HOME OWNERS IN MOBILE HOME PARKS ARE
18 THEREFORE PARTICULARLY VULNERABLE TO HOUSING INSECURITY AND
19 FACE DISPROPORTIONATE RISKS OF HOMELESSNESS OR EVICTION AS A
20 RESULT OF THE ECONOMIC IMPACTS OF THE COVID-19 PANDEMIC;

21 (i) COLORADO LAW PROVIDES OPPORTUNITIES FOR MOBILE HOME
22 OWNERS TO PURCHASE THEIR MOBILE HOME PARKS WHEN THE PARK
23 OWNER OR LANDLORD DECIDES TO SELL THE PARK TO PROTECT
24 THEMSELVES FROM THE RISKS ASSOCIATED WITH CHANGES IN MOBILE
25 HOME PARK OWNERSHIP;

26 (j) HOWEVER, MOBILE HOME OWNERS FACE OBSTACLES IN
27 OBTAINING FINANCING THROUGH TRADITIONAL SOURCES, STOPPING

1 MOBILE HOME OWNERS FROM TAKING ADVANTAGE OF THE OPPORTUNITY
2 TO PURCHASE THEIR MOBILE HOME PARKS. EVEN WHEN MOBILE HOME
3 OWNERS CAN OBTAIN TRADITIONAL FINANCING, THE OFFERS CANNOT
4 COMPETE WITH OFFERS FOR CASH AT CLOSING, PREVENTING THOSE MOBILE
5 HOME OWNERS FROM STEWARDING THEIR PARKS TO PROVIDE STABILITY
6 AND BUILD INTERGENERATIONAL WEALTH FOR THEMSELVES.

7 (k) COLORADO IS EXPERIENCING A LACK OF AFFORDABLE HOUSING
8 AT CRITICAL LEVELS. THE STATE CONTINUES TO ATTRACT NEW RESIDENTS
9 AND JOBS, BUT WITH THIS GROWTH HAS COME EVER-INCREASING HOUSING
10 PRICES, PLACING UNSUSTAINABLE DEMANDS ON THE STATE'S LIMITED
11 HOUSING STOCK. THE AFFORDABLE HOUSING CRISIS HAS ONLY BEEN
12 EXACERBATED BY THE COVID-19 PANDEMIC;

13 (l) IN 2021, THE GENERAL ASSEMBLY ENACTED HOUSE BILL
14 21-1329, WHICH DIRECTED THE EXECUTIVE COMMITTEE OF THE
15 LEGISLATIVE COUNCIL TO CREATE A TASK FORCE TO MEET DURING THE
16 2021 LEGISLATIVE INTERIM AND ISSUE A REPORT WITH
17 RECOMMENDATIONS TO THE GENERAL ASSEMBLY AND THE GOVERNOR ON
18 POLICIES TO CREATE TRANSFORMATIVE CHANGES IN THE AREA OF
19 HOUSING;

20 (m) THE EXECUTIVE COMMITTEE SUBSEQUENTLY CONVENED THE
21 AFFORDABLE HOUSING TRANSFORMATIONAL TASK FORCE AND SUBPANEL
22 (TASK FORCE), MADE UP OF LEGISLATORS, EXECUTIVE BRANCH MEMBERS,
23 AND DIVERSE STAKEHOLDERS, INCLUDING INDUSTRY EXPERTS;

24 (n) THE TASK FORCE EVALUATED PROPOSALS AND MADE
25 RECOMMENDATIONS TO ACHIEVE A NEW VISION FOR AFFORDABLE
26 HOUSING, SEEKING TO CREATE AN AFFORDABLE HOUSING SYSTEM THAT,
27 AMONG OTHER THINGS, IS AFFORDABLE, OVERCOMES DISPARITIES, BUILDS

1 WEALTH, IS SUSTAINABLE, AND REMOVES OBSTACLES IN ORDER TO
2 SUPPORT COLORADANS AND THEIR HOUSING NEEDS;

3 (o) THE TASK FORCE RECOMMENDED THAT THE GENERAL
4 ASSEMBLY CREATE A PROGRAM TO PROVIDE PROVIDE LOW-INTEREST
5 LOANS OR GRANTS, OR BOTH, FOR THE PRESERVATION OF NATURALLY
6 OCCURRING AFFORDABLE HOUSING, SUCH AS MOBILE HOME PARKS,
7 INCLUDING THE PURCHASE OF SUCH AFFORDABLE HOUSING BY MOBILE
8 HOME OWNERS OR COMMUNITY OR NON-PROFIT ORGANIZATIONS IN THEIR
9 COMMUNITIES TO PREVENT EVICTION AND DISPLACEMENT, AND BUILD
10 CAPACITY, ESPECIALLY AMONG COMMUNITIES DISPROPORTIONATELY
11 DISADVANTAGED AND IMPACTED BY COVID-19;

12 (p) ESTABLISHING A REVOLVING LOAN AND GRANT FUND TO HELP
13 PROVIDE TECHNICAL ASSISTANCE AND SECURE FINANCING FOR MOBILE
14 HOME OWNERS TO ORGANIZE AND PURCHASE THEIR MOBILE HOME PARKS
15 CAN SUPPORT LONG-TERM AFFORDABLE HOUSING SECURITY IN THE STATE
16 BY ALLOWING MOBILE HOME OWNERS TO PURCHASE THE LAND THAT THEIR
17 MOBILE HOMES OCCUPY TO PROTECT THEMSELVES FROM THE RISKS AND
18 INSECURITIES THEY CURRENTLY FACE WITH THE TURNOVER IN MOBILE
19 HOME PARK OWNERSHIP;

20 (q) PROGRAMS TO SUPPORT LONG-TERM HOUSING SECURITY,
21 INCLUDING THE DEVELOPMENT OF AFFORDABLE HOUSING AND THE
22 PROVISION OF FINANCIAL SERVICES FOR THE UNBANKED AND
23 UNDERBANKED, ARE ESSENTIAL TO ADDRESS THE AFFORDABLE HOUSING
24 CRISIS IN COLORADO AND TO PROTECT AND PRESERVE COLORADO'S
25 LARGEST SOURCE OF UNSUBSIDIZED AFFORDABLE HOUSING;

26 (r) CREATING A REVOLVING LOAN AND GRANT PROGRAM FOR
27 MOBILE HOME PARK RESIDENTS TO ORGANIZE AND PURCHASE THEIR

1 MOBILE HOME PARKS RESPONDS TO THE NEGATIVE ECONOMIC IMPACTS OF
2 THE COVID-19 PANDEMIC BY HELPING RESIDENTS WHO ARE OFTEN LOW
3 INCOME AND WHO FACE DISPROPORTIONATE RISKS OF HOUSING
4 INSECURITY BECOME MORE SECURE WHILE DEVELOPING LONG-TERM
5 AFFORDABLE HOUSING SECURITY FOR COLORADO;

6 (s) BY CREATING LONG-TERM, SUSTAINABLE SOURCES OF
7 AFFORDABLE HOUSING FOR COLORADO RESIDENTS, THE REVOLVING LOAN
8 AND GRANT PROGRAM SERVES AN IMPORTANT AND DISCRETE PUBLIC
9 PURPOSE IN SECURING THE STATE'S ECONOMIC AND OVERALL RECOVERY
10 FROM THE CRISIS CAUSED BY COVID-19; AND

11 (t) SUPPORTING THE STATE'S RECOVERY FROM THE CRISIS CAUSED
12 BY COVID-19 AND SUPPORTING LONG-TERM HOUSING SECURITY
13 THROUGH THE PRESERVATION AND DEVELOPMENT OF AFFORDABLE
14 HOUSING IS THE PRIMARY PURPOSE OF THE REVOLVING LOAN AND GRANT
15 PROGRAM AND OUTWEIGHS ANY BENEFIT TO PRIVATE INDIVIDUALS OR
16 ENTITIES.

17 (2) AS USED IN THIS SECTION, UNLESS THE CONTEXT OTHERWISE
18 REQUIRES:

19 (a) "ADMINISTRATOR" MEANS AN ENTITY THAT THE DIVISION
20 CONTRACTS WITH PURSUANT TO SUBSECTION (3) OF THIS SECTION TO
21 ADMINISTER THE LOAN PROGRAM.

22 (b) "DEPARTMENT" MEANS THE DEPARTMENT OF LOCAL AFFAIRS.

23 (c) "ELIGIBLE HOME OWNERS" MEANS A GROUP OR ASSOCIATION
24 OF MOBILE HOME OWNERS OR THEIR ASSIGNEES SEEKING TO PURCHASE A
25 MOBILE HOME PARK PURSUANT TO SECTION 38-12-217.

26 (d) "FUND" MEANS THE MOBILE HOME PARK RESIDENT
27 EMPOWERMENT LOAN AND GRANT PROGRAM FUND ESTABLISHED IN

1 SUBSECTION (10) OF THIS SECTION.

2 (e) "PROGRAM" OR "LOAN PROGRAM" MEANS A MOBILE HOME
3 PARK RESIDENT EMPOWERMENT LOAN PROGRAM ESTABLISHED IN
4 ACCORDANCE WITH THIS SECTION.

5 (3) (a) THE DIVISION SHALL CONTRACT WITH AT LEAST TWO AND
6 NOT MORE THAN THREE ADMINISTRATORS TO ESTABLISH A MOBILE HOME
7 PARK RESIDENT EMPOWERMENT LOAN PROGRAM IN ACCORDANCE WITH
8 THIS SECTION; EXCEPT THAT, IF THE DIVISION FINDS THAT THERE IS ONLY
9 ONE QUALIFIED APPLICANT IN AN OPEN AND COMPETITIVE SELECTION
10 PROCESS, THE DIVISION MAY CONTRACT WITH A SINGLE ADMINISTRATOR.
11 THE PURPOSE OF THE PROGRAM IS TO PROVIDE BOTH ACQUISITIONS AND
12 CAPITAL IMPROVEMENT FINANCING TO ELIGIBLE HOME OWNERS IN ORDER
13 TO ALLOW THEM TO PURCHASE THEIR MOBILE HOME PARK PURSUANT TO
14 SECTION 38-12-217. AN ADMINISTRATOR MUST BE A BUSINESS NONPROFIT
15 ORGANIZATION, NONDEPOSITORY COMMUNITY DEVELOPMENT FINANCIAL
16 INSTITUTION, BUSINESS DEVELOPMENT CORPORATION, OR OTHER ENTITY
17 AS DETERMINED BY THE DIVISION. THE DIVISION SHALL USE AN OPEN AND
18 COMPETITIVE PROCESS TO SELECT THE ADMINISTRATOR OR
19 ADMINISTRATORS FOR THE PROGRAM.

20 (b) IN SELECTING AN ADMINISTRATOR OR ADMINISTRATORS, THE
21 DIVISION SHALL GIVE PRIORITY TO APPLICANTS THAT DEMONSTRATE:

22 (I) OPERATIONAL CAPACITY TO DEPLOY THE PROGRAM MONEY FOR
23 THE INTENDED PURPOSE;

24 (II) PROFICIENCY IN FINANCIAL MANAGEMENT AND PUBLIC
25 REPORTING SYSTEMS;

26 (III) THE ABILITY TO LEVERAGE ADDITIONAL PUBLIC OR PRIVATE
27 CAPITAL TO PROVIDE LOANS TO ELIGIBLE HOME OWNERS; AND

1 (IV) A TRACK RECORD OF DISTRIBUTING GRANT OR LOAN FUNDS
2 IN AN EFFICIENT MANNER.

3 (4) (a) NOTWITHSTANDING ANY RESTRICTION ON THE INVESTMENT
4 OF STATE MONEY SET FORTH IN SECTION 24-36-113 OR ANY OTHER
5 PROVISION OF LAW, SUBJECT TO THE AVAILABILITY OF MONEY IN THE FUND
6 AND THE REQUIREMENTS OF THIS SECTION, THE DIVISION MAY TRANSFER
7 MONEY FROM THE FUND TO AN ADMINISTRATOR PURSUANT TO A
8 CONTRACT TO ESTABLISH A LOAN PROGRAM IN ACCORDANCE WITH THIS
9 SECTION. AN ADMINISTRATOR SHALL USE THE MONEY PROVIDED TO MAKE
10 LOANS TO ELIGIBLE HOME OWNERS.

11 (b) A CONTRACT WITH AN ADMINISTRATOR MAY INCLUDE AN
12 ADMINISTRATION FEE ESTABLISHED BY THE DIVISION AT AN AMOUNT
13 REASONABLY CALCULATED TO COVER THE ADMINISTRATIVE COSTS OF THE
14 DIVISION IN IMPLEMENTING AND OVERSEEING THE PROGRAM. A CONTRACT
15 WITH AN ADMINISTRATOR MAY REQUIRE THE ADMINISTRATOR TO REPAY
16 ALL LENDING CAPITAL THAT IS NOT COMMITTED TO LOANS UNDER THE
17 PROGRAM AND ALL PRINCIPAL AND INTEREST THAT IS REPAYED BY
18 BORROWERS UNDER THE PROGRAM AT THE END OF THE CONTRACT PERIOD
19 IF, IN THE JUDGMENT OF THE DIVISION, THE ADMINISTRATOR HAS NOT
20 PERFORMED SUCCESSFULLY UNDER THE TERMS OF THE CONTRACT. THE
21 DIVISION MAY REDEPLOY MONEY REPAYED UNDER THIS SUBSECTION (4)(b)
22 THROUGH A CONTRACT WITH ANOTHER NEW OR EXISTING ADMINISTRATOR.

23 (c) IN DEVELOPING PERFORMANCE BENCHMARKS AND
24 PERFORMANCE REVIEWS FOR ADMINISTRATORS, THE DIVISION SHALL
25 CONSULT WITH ELIGIBLE HOME OWNERS AND INDIVIDUALS AND GROUPS
26 SUPPORTING ELIGIBLE HOME OWNERS, INCLUDING THOSE WHO HAVE
27 SUCCESSFULLY PURCHASED THEIR MOBILE HOME PARK OR WHO HAVE

1 ATTEMPTED TO PURCHASE THEIR MOBILE HOME PARK UNDER SECTION
2 38-12-217.

3 (5) (a) AN ADMINISTRATOR SHALL ESTABLISH AND PUBLISH
4 POLICIES FOR THE LOAN PROGRAM, WHICH MUST MEET ANY CRITERIA OR
5 TERMS ESTABLISHED BY THE DIVISION. AT A MINIMUM, THE POLICIES MUST
6 ADDRESS:

7 (I) THE PROCESS AND DEADLINES FOR APPLYING FOR AND
8 RECEIVING A LOAN UNDER THE PROGRAM, INCLUDING THE INFORMATION
9 AND DOCUMENTATION REQUIRED FOR THE APPLICATION;

10 (II) ELIGIBILITY CRITERIA FOR ELIGIBLE HOME OWNERS APPLYING
11 TO THE PROGRAM;

12 (III) MAXIMUM ASSISTANCE LEVELS FOR LOANS;

13 (IV) LOAN TERMS, INCLUDING INTEREST RATES AND REPAYMENT
14 TERMS, INCLUDING DELINQUENCIES, CURES, AND DEFAULT TERMS;

15 (V) FORECLOSURE TERMS;

16 (VI) REPORTING REQUIREMENTS FOR RECIPIENTS;

17 (VII) PROGRAM FEES, INCLUDING THE APPLICATION FEE,
18 ORIGINATION FEE, AND CLOSING COSTS POLICIES;

19 (VIII) UNDERWRITING AND RISK MANAGEMENT POLICIES;

20 (IX) THE EXTENT TO WHICH THE LOAN TERMS WILL RESULT IN
21 AFFORDABLE RENTS AND MINIMAL DISPLACEMENT FOR CURRENTLY
22 ELIGIBLE HOME OWNERS;

23 (X) THE EXTENT TO WHICH LOAN TERMS AND APPROVAL
24 PROCESSES WILL FACILITATE OFFERS BY ELIGIBLE HOME OWNERS THAT ARE
25 COMPETITIVE TO OTHER MARKET OFFERS;

26 (XI) THE FEASIBILITY AND LONG-TERM SUSTAINABILITY OF
27 GOVERNANCE AND MANAGEMENT STRUCTURES SUPPORTED BY HOME

1 OWNER PURCHASE LOANS, AND THE EXTENT TO WHICH SUCH STRUCTURES,
2 LOAN TERMS, AND ADMINISTRATION MAY DISADVANTAGE SOME
3 COMMUNITIES AND COMMUNITY MEMBERS; AND

4 (XII) ANY ADDITIONAL POLICIES NECESSARY TO ADMINISTER THE
5 PROGRAM.

6 (b) THE POLICIES ESTABLISHED BY AN ADMINISTRATOR MUST
7 ALLOW A PREVIOUSLY SUBMITTED APPLICATION OR AN APPROVED LOAN TO
8 BE TRANSFERRED TO AN ASSIGNEE IF A GROUP OR ASSOCIATION OF HOME
9 OWNERS PROVIDE WRITTEN NOTICE OF AN ASSIGNMENT EXECUTED
10 PURSUANT TO SECTION 38-12-217 (8).

11 (c) THE POLICIES REQUIRED BY THIS SUBSECTION (5) SHALL BE
12 DEVELOPED AND IMPLEMENTED WITH A GOAL OF GENERATING ENOUGH
13 RETURN TO REPLENISH THE PROGRAM FOR FUTURE LOAN ALLOCATIONS.

14 (6) IN DETERMINING THE ELIGIBILITY OF APPLICANTS AND THE SIZE
15 AND TERMS OF LOANS, THE ADMINISTRATOR SHALL PRIORITIZE
16 LOW-INCOME COMMUNITIES AND OTHER COMMUNITIES THAT HAVE FACED
17 DISPROPORTIONATE IMPACTS FROM THE COVID-19 PANDEMIC.

18 (7) (a) THE DIVISION SHALL ESTABLISH A GRANT PROGRAM TO
19 PROVIDE GRANTS TO ONE OR MORE NONPROFIT ORGANIZATIONS TO
20 PROVIDE TECHNICAL AND OTHER ASSISTANCE TO ELIGIBLE HOME OWNERS
21 SEEKING TO ORGANIZE AND PURCHASE THEIR MOBILE HOME PARK.

22 (b) THE DIVISION SHALL ESTABLISH AND PUBLICIZE POLICIES FOR
23 THE GRANT PROGRAM. AT A MINIMUM, THE POLICIES MUST ADDRESS:

24 (I) THE PROCESS AND ANY DEADLINES FOR APPLYING FOR AND
25 RECEIVING A GRANT UNDER THE PROGRAM, INCLUDING THE INFORMATION
26 AND DOCUMENTATION REQUIRED FOR THE APPLICATION;

27 (II) ELIGIBILITY AND SELECTION CRITERIA FOR NONPROFIT

1 ORGANIZATIONS APPLYING TO RECEIVE GRANTS;
2 (III) MAXIMUM GRANT SIZES;
3 (IV) ANY ADDITIONAL SPECIFICATIONS OR CRITERIA FOR THE USES
4 OF THE GRANT MONEY ALLOWED BY SUBSECTION (7)(c) OF THIS SECTION;
5 (V) ANY REPORTING REQUIREMENTS FOR RECIPIENTS; AND
6 (VI) ANY ADDITIONAL POLICIES NECESSARY TO ADMINISTER THE
7 PROGRAM.

8 (c) GRANT RECIPIENTS MAY USE GRANT MONEY:

9 (I) TO PROVIDE TECHNICAL ASSISTANCE TO ELIGIBLE HOME
10 OWNERS SEEKING TO ORGANIZE TO PURCHASE THEIR MOBILE HOME PARK
11 IN ACCORDANCE WITH THIS SECTION;

12 (II) TO PROVIDE ADDITIONAL ASSISTANCE TO ELIGIBLE HOME
13 OWNERS, INCLUDING BY CONDUCTING ASSESSMENTS OF THE PHYSICAL
14 CONDITION OF MOBILE HOME PARKS SUBJECT TO PURCHASE, PROCURING OR
15 PROVIDING LEGAL OR LAW-RELATED SERVICES, PROVIDING EARNEST
16 DEPOSITS OR PRE-PAID ESCROW, PROVIDING SUPPLEMENTAL FINANCIAL
17 SERVICES, OR PROVIDING ADDITIONAL TECHNICAL AND ADMINISTRATIVE
18 ASSISTANCE AFTER A SUCCESSFUL PURCHASE; AND

19 (III) FOR OTHER RELATED USES IDENTIFIED BY THE DIVISION.

20 (d) SUBJECT TO AVAILABLE APPROPRIATIONS, GRANTS MAY BE
21 PAID FROM THE FUND AND FROM ANY ADDITIONAL FUNDING SOURCE FOR
22 WHICH THE DIVISION HAS SPENDING AUTHORITY FOR THIS PURPOSE.

23 (8) (a) THE DIVISION SHALL ESTABLISH A GRANT PROGRAM TO
24 PROVIDE GRANTS TO ELIGIBLE HOME OWNERS IN ORDER TO SUPPORT AND
25 MAINTAIN THE LONG-TERM AFFORDABILITY OF A RESIDENT OWNED MOBILE
26 HOME PARK.

27 (b) THE DIVISION SHALL ESTABLISH AND PUBLICIZE POLICIES FOR

1 THE GRANT PROGRAM. AT A MINIMUM, THE POLICIES MUST ADDRESS:

2 (I) THE PROCESS AND ANY DEADLINES FOR APPLYING FOR AND
3 RECEIVING A GRANT UNDER THE PROGRAM, INCLUDING THE INFORMATION
4 AND DOCUMENTATION REQUIRED FOR THE APPLICATION;

5 (II) ELIGIBILITY AND SELECTION CRITERIA FOR ELIGIBLE HOME
6 OWNERS APPLYING TO RECEIVE GRANTS;

7 (III) MAXIMUM GRANT SIZES;

8 (IV) REPORTING REQUIREMENTS FOR RECIPIENTS;

9 (V) CRITERIA FOR THE TYPES OF RENT STABILIZATION AND
10 AFFORDABILITY PROGRAMS SUPPORTED BY THE PROGRAM; AND

11 (VI) ANY ADDITIONAL POLICIES NECESSARY TO ADMINISTER THE
12 PROGRAM.

13 (c) GRANT RECIPIENTS MAY USE GRANT MONEY FOR PROGRAMS TO
14 STABILIZE LOT RENTS AND LIMIT RENT INCREASES IN THE PARK IN ORDER
15 TO ENSURE THE LONG-TERM AFFORDABILITY OF THE PARK.

16 (d) SUBJECT TO AVAILABLE APPROPRIATIONS, GRANTS MAY BE
17 PAID FROM THE FUND AND FROM ANY ADDITIONAL FUNDING SOURCE FOR
18 WHICH THE DIVISION HAS SPENDING AUTHORITY FOR THIS PURPOSE.

19 (9) THE DIVISION MAY SEEK, ACCEPT, AND EXPEND GIFTS, GRANTS,
20 OR DONATIONS FROM PRIVATE OR PUBLIC SOURCES FOR THE PURPOSES OF
21 THIS SECTION. THE DIVISION SHALL TRANSMIT ALL MONEY RECEIVED
22 THROUGH GIFTS, GRANTS, OR DONATIONS TO THE STATE TREASURER, WHO
23 SHALL CREDIT THE MONEY TO THE FUND.

24 (10) (a) THE MOBILE HOME PARK RESIDENT EMPOWERMENT LOAN
25 AND GRANT PROGRAM FUND IS HEREBY CREATED IN THE STATE TREASURY.
26 THE FUND CONSISTS OF ANY MONEY THAT THE GENERAL ASSEMBLY
27 APPROPRIATES OR TRANSFERS TO THE FUND AND ANY GIFTS, GRANTS, OR

1 DONATIONS CREDITED TO THE FUND PURSUANT TO SUBSECTION (9) OF THIS
2 SECTION.

3 (b) THE STATE TREASURER SHALL CREDIT ALL INTEREST AND
4 INCOME DERIVED FROM THE DEPOSIT AND INVESTMENT OF MONEY IN THE
5 FUND TO THE FUND.

6 (c) MONEY IN THE FUND IS CONTINUOUSLY APPROPRIATED TO THE
7 DEPARTMENT FOR THE PURPOSES SPECIFIED IN THIS SECTION. THE
8 DEPARTMENT MAY USE UP TO FIVE PERCENT OF THE MONEY
9 APPROPRIATED, TRANSFERRED, OR REPAID UNDER A CONTRACT WITH AN
10 ADMINISTRATOR TO THE FUND TO PAY FOR ITS DIRECT AND INDIRECT
11 COSTS IN ADMINISTERING THIS SECTION.

12 (d) ON JULY 1, 2022, THE STATE TREASURER SHALL TRANSFER
13 THIRTY-FIVE MILLION DOLLARS OF MONEY FROM THE AFFORDABLE
14 HOUSING AND HOME OWNERSHIP CASH FUND, CREATED IN SECTION
15 24-75-229 (3)(a), THAT ORIGINATES FROM THE GENERAL FUND TO THE
16 FUND.

17 (11) THE DEPARTMENT SHALL ANNUALLY REPORT ON THE LOAN
18 AND GRANT PROGRAMS ESTABLISHED IN THIS SECTION AS PART OF ITS
19 "STATE MEASUREMENT FOR ACCOUNTABLE, RESPONSIVE, AND
20 TRANSPARENT (SMART) GOVERNMENT ACT" PRESENTATION REQUIRED
21 BY SECTION 2-7-203.

22 **SECTION 2. Appropriation.** (1) For the 2022-23 state fiscal
23 year, \$384,019 is appropriated to the office of the governor for use by the
24 office of information technology. This appropriation is from
25 reappropriated funds received from the department of local affairs from
26 the mobile home park resident empowerment loan and grant program
27 fund created in section 24-32-726 (10)(a), C.R.S., and is based on an

1 assumption that the office of information technology will require an
2 additional 4.3 FTE. To implement this act, the office may use this
3 appropriation to provide information technology services for the
4 department of local affairs.

5 (2) For the 2022-23 state fiscal year, \$29,571 is appropriated to
6 the department of law. This appropriation is from reappropriated funds
7 received from the department of local affairs from the mobile home park
8 resident empowerment loan and grant program fund created in section
9 24-32-726 (10)(a), C.R.S., and is based on an assumption that the
10 department of law will require an additional 0.2 FTE. To implement this
11 act, the department of law may use this appropriation to provide legal
12 services for the department of local affairs.

13 **SECTION 3. Safety clause.** The general assembly hereby finds,
14 determines, and declares that this act is necessary for the immediate
15 preservation of the public peace, health, or safety.