

Manufactured Housing Strategy Action Plan  
(COVID-19 Resource Impacts)

KEY	
<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	= Completed
<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	= Prioritized
<span style="background-color: #FF6347; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	= Pending Resource Availability
<span style="background-color: #A9A9A9; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	= 2021 Initiative

Action	2019		2020				2021			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<i>Completed</i>										
<b>Mobile Home Park Act Dispute Resolution and Enforcement Program Rulemaking</b> Support rulemaking <i>MHS Principle: Accountability</i>	<a href="#">Dispute Resolution and Enforcement Program</a> Final rules adopted April 30, 2020 Program opened May 1, 2020									
<b>Initial Workload Assessment</b> Initial assessment of staffing demand under current ordinances <i>MHS Principle: Accountability</i>	Completed with development of Navigation Guide and assessment of existing code.									
<b>Manufactured Home Community Resident Navigation Guide</b> Guide to resident protections <a href="#">Chapter 10-12 (B.R.C., 1981)</a> <i>MHS Principle: Accountability</i>	<a href="#">Navigation Guide (English)</a> <a href="#">Spanish Navigation Guide (Spanish)</a> This will be revised after consideration of the 2020 Ordinance Package									
<i>Completed – <a href="#">House Bill 20-1196. Mobile Home Park Act Updates</a></i> Passed by General Assembly										
<b>Lodging Costs</b> Require MHC owners pay lodging cost during prolonged service disruption <i>MHS Principle: Community</i>	See Section 10 of <a href="#">House Bill 20-1196</a>									
<b>Utility Bill Transparency</b> Provide information to help MHC residents understand utility bills <i>MHS Principle: Community</i>	See Section 11 of <a href="#">House Bill B20-1196</a>									
<i>Completed – <a href="#">House Bill 20-1201. Opportunity to Purchase</a></i> Passed by General Assembly										
<b>Opportunity to Purchase</b> Provide home owners in MHCs with opportunity to make offer to buy park if for sale or changing land use. <i>MHS Principle: Viability, Affordability</i>	See <a href="#">House Bill20-1201</a>									
<i>Completed – Ordinance 8383</i>										
<b>Pad Rent Stabilization</b> Complete legal analysis for local pad rent stabilization ordinance <i>MHS Principle: Affordability</i>			Q2 – Q3							
<b>Chapter. 10-12. Mobile Home Resident Protections Code Updates</b> Code revisions to existing resident protection provisions and enforcement. <i>MHS Principle: Accountability</i>			Q2 – Q3							
<b>Communication</b> Contact information for MHC manager, after hours contacts, Spanish language access <i>MHS Principle: Community</i>			Q2 – Q3							

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<span style="color: green;">■</span>	= Prioritized
<span style="color: red;">■</span>	= Pending Resource Availability
<span style="color: gray;">■</span>	= 2021 Initiative

Action	2019		2020				2021			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<i>Completed – Ordinance 8383 (Continued...)</i>										
<b>Requirements to Provide Information</b> (History of rent increases, pet restrictions, disclose maintenance requirements, etc.) <i>MHS Principle: Community</i>				Q2 – Q3						
<b>Staffing Assessment</b> As new MHC ordinances are considered, account for staffing and other needs <i>MHS Principle: Accountability</i>				Q2 – Q3						
<i>Home Sales Ordinance (Added September 1, 2020)</i>										
<b>Home Sales Ordinance</b> Add new requirements to CH. 10-12-25 and 10-12-26 to protect mobile home owners' right to sell their homes. <i>MHS Principle: Accountability</i>					Q3 – Q4					
<i>Ongoing</i>										
<b>Zero Energy Modular (ZEM) Factory</b> Pursue partnership with Habitat and BVSD or other training institution to create Boulder-based manufacturing site to build zero energy modular (ZEM) homes for Ponderosa and other MHCs. <i>MHS Principle: Viability, Affordability</i>										In Development
<b>Ponderosa Solar Garden Pilot</b> <i>MHS Principle: Affordability</i>										In Development
<b>Improved, Inclusive Communication by All</b> Encourage <i>MHS Principle: Community</i>										Ongoing
<b>Solar and Efficiency Programs</b> Expand <i>MHS Principle: Viability, Affordability, Community</i>										In Development
<i>Pending Resource Availability Due to COVID-19</i>										
<b>Maintenance, Replacement and Service Disruption Response Plans</b> Require MHC owners make available plans <i>MHS Principle: Viability</i>										Pending Staff Availability
<b>Local Performance Standards</b> Explore creating local standards for water and sewer performance, reliability, monitoring, enforcement <i>MHS Principle: Viability</i>										Pending Staff Availability
<b>Identify Code Constraints to Infrastructure Upgrades</b> Interview MHC owners and develop options to address <i>MHS Principle: Viability</i>										Pending Staff Availability

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<span style="background-color: #FFC0CB; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	= Pending Resource Availability
<span style="background-color: #D3D3D3; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	= 2021 Initiative

<b>Human Services Pilot in Ponderosa</b> <i>MHS Principle: Community</i>	Services Fair in February; Otherwise on Hold (Funding, Physical Distancing)
<b>Pursue Voluntary Agreements to Stabilize Pad Rents</b> City-MHC Owners Agreements <i>MHS Principle: Affordability</i>	Pending Staff Availability

Action	2019		2020				2021			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<i>Pending Resource Availability Due to COVID-19</i>										
<b>Rec on Wheelz</b> Mobile youth services pilot in Ponderosa and Orchard Grove <i>MHS Principle: Community</i>	Details TBD (Funding, Physical Distancing)									
<b>Explore State Funding Options</b> Home repair, replacement and disposal <i>MHS Principle: Affordability, Viability</i>	Pending Staff Availability									
<b>Home Repair Education and Services</b> Explore partner interest in home repair education and services <i>MHS Principle: Affordability, Viability</i>	Pending Staff Availability									
<b>Alternatives to Eviction Programs</b> Research options <i>MHS Principle: Community</i>	Pending Staff Availability									
<b>Chattel Loan Product</b> Exploring partner interest in providing better option <i>MHS Principle: Affordability, Viability</i>	Pending Staff Availability									
<b>Community Building Activities</b> Encourage and support <i>MHS Principle: Community</i>	On Hold (Funding, Physical Distancing)									
<b>2021</b>										
<b>Parcel Analysis; Feasible New MHC Locations</b> <i>MHS Principle: Affordability, Viability</i>	Pending Council Work Plan Prioritization for 2021									
<b>Pad Rent Stabilization</b> Support state legislation <i>MHS Principle: Affordability</i>	No Bill in 2020; next opportunity in 2021									