

Manufactured Housing Communities Handbook for Boulder Homeowners



Housing and Human Services Department

Community Mediation Service

303-441-4364

BoulderColorado.gov/Community-Relations/Mediation-Program

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Contact Community Mediation Service at:

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INTRODUCTION

This handbook replaces the 1999 Mobile Home Handbook, published by the City of Boulder's Community Mediation Service (CMS). It is intended for people who own their homes and who rent the land under them and reside in Boulder's manufactured housing communities/mobile home parks.

If you rent the home and the land, the Landlord-Tenant Handbook, available from CMS is a valuable resource. Visit the CMS website at <https://bouldercolorado.gov/community-relations/mediation-program> or call 303-441-4364.

The information contained in this handbook is based on the Colorado Mobile Home Park Landlord-Tenant Act ("Act"), Colorado Revised Statutes (C.R.S.) starting at Section 38-12-201 (see, <http://www.lexisnexis.com/hottopics/colorado/>) and local Boulder ordinances (see: https://library.municode.com/co/boulder/codes/municipal_code?nodeId=18020).

 *Please note: While the information is current as of the date of publication, it is subject to change at any time through local, county, state or federal legislation and/or court decisions. This handbook is not intended as a substitute for seeking advice from an attorney or other qualified professional.*

PURPOSE

The purpose of this handbook is to:

- Educate homeowners about their rights and responsibilities under the Act;
- Explain the rights and responsibilities of the community owners;
- Ensure purchasers of manufactured homes are aware of possible issues before they sign a rental agreement; and
- Establish a comprehensive resource list for homeowners who need help resolving issues related to manufactured home living.

DEFINITIONS

- **Homeowner:** Any person or family of such person owning a manufactured/mobile home that is located in a manufactured housing community/mobile home park where the homeowner *rents the land* under their home.
- **Landlord/Community (or mobile home park) owner/manager:** The owner or person responsible for operating and managing the manufactured housing community, or an agent, employee, or representative authorized to act on the owner's behalf.
- **Manufactured/mobile home located in a manufactured housing community:** A preconstructed building unit or combination of preconstructed building units that is constructed in compliance with the federal manufactured home construction safety standard. "Manufactured home" shall also include a mobile home.
- **Manufactured housing community/mobile home park:** A parcel of land for the continuous use of five or more manufactured homes, where the land is rented out to the homeowners.

- **Mobile home space/lot:** The parcel of land within a manufactured housing community rented out to accommodate one manufactured home and its accessory buildings, and to which the required sewer and utility connections are provided by the manufactured housing community.
- **Rent:** Any money or other consideration to be paid to management/owner for the right of use, possession and occupation of the manufactured/mobile home or mobile home space/lot.
- **Rental Agreement:** An agreement written, verbal or implied by law, between the community owner and the homeowner establishing the terms and conditions of the tenancy, including reasonable rules and regulations promulgated by community owner/management.
- **Tenancy:** The right of the homeowner to use the space/lot on which to locate, maintain and occupy the home, lot improvements and accessory structures for human habitation, including the use of services and facilities of the community.

A full list of definitions can be found at C.R.S. 38-12-201.5

See: <http://www.lexisnexis.com/hottopics/colorado/>

FAIR HOUSING LAW

The Federal Government, the State of Colorado and the City of Boulder all have laws which prohibit certain kinds of discrimination with respect to housing. Section 12-1-2 of the Boulder Revised Code protects the widest range of classes from discrimination. The City of Boulder prohibits landlords from discriminating against tenants on the basis of race, creed, color, sex, sexual orientation, gender variance, genetic characteristics, marital status, religion, immigration status, source of income, national origin, ancestry, pregnancy, parenthood, custody of a minor child, or mental or physical disability of the individual or such individual's friends or associates.

Further inquiries regarding fair housing law can be directed to the City of Boulder's Office of Human Rights at 303-441-3141; *please understand the city can provide general information but cannot provide legal advice.*

PURCHASING A MANUFACTURED (MOBILE) HOME

- **Purchasing a home from a manufactured home dealer**
Purchasing a manufactured home is very different from buying a site-built home. For instance, the financing may be different. You may only be able to access chattel financing to help pay for your manufactured home, and this type of financing generally does not have as favorable terms or the consumer protections that are associated with a residential mortgage.

It is important for the potential purchaser of a manufactured home to shop around, ask a lot of questions, and determine what loan products are available and under what terms. For instance, chattel loans are often for much shorter periods of time than conventional mortgages and usually come with a higher interest rate and other possible fees and costs.

In addition, if the homeowner defaults on the loan, then the lender may simply be able to repossess the manufactured home, in much the same way as a car can be repossessed if the car loan is not paid back.

You should only purchase a new home from a licensed dealer.

The sales contract needs to include an accurate description of the home and provide at least a one-year warranty to cover things like electrical, plumbing, heating and cooling systems. The home itself may come with an additional warranty. In addition, if the purchaser has any cause for complaint regarding the home or the way it is set up, then during the first year of occupancy they can file a complaint with the Colorado Department of Local Affairs: <https://www.colorado.gov/pacific/dola/manufactured-housing-consumer-complaints> (see Resources page for additional contact information).

In addition, if you plan to move your new manufactured home into a manufactured housing community, be sure that you have had an opportunity (before you purchase your home and arrange for it to be towed to the community of your choice) to: review the rental agreement and rules and regulations you will need to abide by; ask questions about how often the rent is raised and by how much and whether pets are allowed; and, if possible, meet with members of the homeowners' association or others in the community so you have an idea of exactly what your living situation will be like.

- **Purchasing a home already situated in a manufactured housing community**

If you plan to purchase a home that is already located in a manufactured housing community, some of the same guidelines as those stated above apply.

For instance, it will be important to know all about the terms of the rental agreement and the community rules and regulations so that you are not surprised by any of them when you have already moved in and it is too late to move out!

You will also want to know how much the rent is each month, how often the rent is increased and by how much. You will want to know if the rules and regulations change frequently and if there are other associated costs. For instance, is the cost for water, sewer and garbage included in the rent or do you pay for those separately? If so, how are you billed and what are the average costs of these services?

You should arrange to meet with the manager/community owner before purchasing the home. You can ask them if the home is allowed to stay in the community, if they have any plans to convert the community to another use, and what the local zoning code is for this property. Currently, the manufactured housing communities in Boulder are all zoned as "mobile home parks," which means they cannot be converted to another use without the City Council approving a request for a zoning change, which would require public notice and public hearings.

Asking questions and talking to the seller and to others who reside in the community will help guide your decision-making. After you move into a manufactured housing community it will be virtually impossible to move your home out, though you may be able to sell it in place.

RESPONSIBILITIES OF COMMUNITY OWNER/MANAGER

The responsibilities of a landlord/community owner and their hired staff include complying with state laws and local ordinances and properly maintaining the community. See **C.R.S. 38-12-212.3**

- **Community utility billing**

Colorado's Public Utilities Law governs master meter arrangements. See **C.R.S. 40-1-103.5**. In the case of mobile home parks, the park owner could be or may have been designated by the Public Utilities Commission (P.U.C.) as the master meter operator (MMO) and the homeowners are the actual end users. In short, the utility bills the park owner for the total park utility bill, and then the park owner passes utility costs through to the homeowners. Homeowners can verify with the Colorado P.U.C. whether the park owner is an MMO.

The Public Utilities Law prohibits a park that is designated as an MMO from billing homeowners any more than the actual cost billed to the MMO by the serving utility, including costs of construction, maintenance, financing, administration, metering, or billing for the utility distribution system owned by the MMO.

If the park bills the homeowners separately for utilities and has been designated as an MMO by the P.U.C., the park must also see to it the sum of such billings does not exceed the amount billed to the MMO by the serving utility. They must also pass on to the end users any refunds, rebates, rate reductions or similar adjustments received from the serving utility.

- **Maintenance and repair**

A landlord/community owner is responsible for and shall pay the cost of maintenance and repair of:

- Any sewer, water and utility service lines, or related connections, owned and provided by the landlord to the utility pedestal or pad space of the manufactured home; and
- Any accessory buildings or structures, including but not limited to, sheds and carports, owned by the landlord and provided for the use of homeowners; and
- The premises (mobile home park and existing facilities) including furniture and utilities where applicable, and grounds and areas that are provided for the use of home owners.

If the landlord/community owner fails to maintain or repair any of the above, they will be responsible for and pay the cost of repairing any damage to a home caused by such failure.

The landlord/community owner shall ensure that all plumbing lines and connections that they own and provide to the homeowners' utility pedestal or space conform to applicable law and that they are maintained in good working order.

- **Notice required prior to water shut off**

The landlord/community owner is required to give two days' notice to the homeowners if the water services will be disrupted for planned maintenance. The landlord/community owner shall attempt to give reasonable notice if water service is disrupted for any other reason.

Homeowners cannot be required to assume the responsibilities outlined above.

RENTAL AGREEMENT

A rental agreement is a contract. Colorado law requires the rental agreement to be in writing, and given to the homeowner before renting or moving into the mobile home space or lot. The homeowner ought to be able to take the rental agreement with them to read at their leisure so that they fully understand all the terms and conditions of the contract they are signing. If possible, it can be helpful to have a family member and/or an attorney review the rental agreement with you so that you know exactly what you are signing.

Colorado law requires that certain provisions be included in the rental agreement. For instance, the rental agreement needs to include the terms, conditions, and rules and regulations that will apply during the rental term, as well as the amount of rent to be charged. The rental agreement is also required to include the day that rent is due and the day when unpaid rent shall be considered late.

Additional disclosures that need to be included in the rental agreement include the name and mailing address where a manager's decision can be appealed, and all other charges, over and above rent, that the homeowner will be required to pay.

If you do not understand any of the terms or conditions, ask the community owner or manager for clarification and do not sign anything that you do not understand. Once you are satisfied with the terms of the rental agreement, you should sign it and the manager or community owner should sign it as well. Colorado law requires the landlord to give you a copy of the full rental agreement, signed by the community owner or manager that includes the rules and regulations currently in effect in the community.

Please note: While Colorado law only requires the rental agreement to be a month-to-month tenancy, the homeowner can request a fixed tenancy of one year or more.

For full details about the contents of a rental agreement see **C.R.S. 38-12-213**.

COMMUNITY RULES

Colorado law states that the rules and regulations in a manufactured housing community can only be enforced if they:

1. Promote the convenience, safety, or welfare of the homeowners, or

2. Protect and preserve the premises from abuse, or
3. Fairly distribute services and facilities provided to the homeowners, and
4. Are reasonably related to their stated purpose, and
5. Are not retaliatory or discriminatory, and
6. Are explicit enough to make it clear to a homeowner what that homeowner must do to comply with the rule or regulation, and
7. Are in writing and disclosed before the homeowner signs a rental agreement.

C.R.S. 38-12-214

However, homeowners need to keep in mind that the community owner may amend existing rules and regulations or adopt new ones simply by providing the homeowners with 60 days' notice of this change. Sixty days after the new or amended rule or regulation is adopted it will go into effect, even if the homeowner has not agreed to this change. **C.R.S. 38-12-203(1)(c).**

Homeowners and their Home Owners Associations are encouraged to contact the community owner/manager during this 60-day interim period to:

1. Suggest amendments,
2. Sign written petitions protesting the change,
3. Challenge the reasonableness of the rule, or
4. Ask to get involved in the process of rule-making and adoption.

EVICITION

Here is a quick overview of eviction:

- **Reasons for eviction (C.R.S. 38-12-203)**
 1. *Failure to comply with local ordinances* and state law and regulations relating to mobile homes and mobile home lots [subsection (1)(a)];
 2. *Conduct of the homeowner*, on the mobile home park premises, which constitutes annoyance to other homeowners or interference with park management [subsection 1(b)];
 3. *Failure to comply with written rules and regulations* of the mobile home park (whether as part of original agreement or implemented subsequently either with homeowner's consent or with 60 days' written notice). Homeowner given 30 days to comply before any action to terminate the tenancy based on noncompliance with regulations concerning the mobile home or lot. However, if given a second notice to comply for the same violation within 12 months, then there is no right to cure the second violation [subsection 1(c)];
 4. *Condemnation or change of use of the mobile home park* – if condemnation is the reason then park owner is required to give homeowners notification within 17 days. If the community is closing or changing its use, then homeowner needs to be given six months' notice prior to eviction [subsection 1(d)];
 5. *Making false or misleading statements* on an application for tenancy [subsection 1(e)];
 6. *Conduct of homeowner or guest that:*

- Occurs on mobile home park premises and unreasonably endangers the life of landlord, any homeowner, any person living in the park, or guest, agent, or associate of homeowner;
 - Occurs on mobile home park premises and constitutes willful, wanton, or malicious damage to or destruction of property of landlord, any homeowner, or lessee or guest or agent;
 - Occurs on the mobile home park premises and constitutes a felony; or
 - Is the basis of a pending action to declare the mobile home or any of its contents a class I public nuisance under **C.R.S. 16-13-303** [subsection 1(f)];
7. *Non-payment of rent* – rent needs to be paid in full within five days after notice is served or posted for failure to pay rent when due (section **C.R.S 38-12-204**).

- **Process required prior to eviction:**
Notice to quit (C.R.S. 38-12-202)

Landlord is required to give notice in writing if they want to evict the homeowner. The notice needs to include a description of the property and is legally sufficient if it states:

- The name of the landlord of the mobile home park;
- The mailing address of the property;
- The location or space number upon which the mobile home is situated; and
- The county in which the mobile home is situated.

Service of the notice is sufficient if it is affixed to the main entrance of the mobile home.

- **Cure periods:**

If the homeowner is being evicted because of their conduct (see No. 6 above) then there is no cure period and the homeowner will be given not less than 10 days to move out.

If the homeowner is being evicted as a result of Nos. 1, 2, 3 or 5 above then they have 60 days to move out of the community.

If the homeowner is being evicted for non-payment of rent, then they are given five days' notice to pay rent or vacate.

The notice to quit must state the following:

- The grounds for termination;
- Whether the homeowner has a right to cure the violation; and
- A statement that the homeowner has a right to mediation (not allowed for non-payment of rent, or where the health and safety of other homeowners is in imminent danger). See B.R.C. 10-12-30 for more information regarding mediation.

After the last date of the notice period, the landlord can start legal action to terminate the tenancy. In order to prevail, the landlord needs to show:

- Compliance with the notice requirements;
- The homeowner was provided with the reason(s) for the eviction; and
- The reason(s) are true and valid under the Mobile Home Landlord Tenant Act.

A homeowner may appear in court to defend against the eviction action. If the court rules in favor of the landlord, then the homeowner has 48 hours to move the home and vacate the premises. However, if the homeowner is being evicted for any reason, other than No. 7 above, the homeowner may extend the move-out date by 30 days provided they prepay the landlord all amounts that are owed, as well as a pro rata share of the rent for each day following the court's ruling.

Termination prohibited (C.R.S. 38-12-205)

A landlord cannot terminate a tenancy simply to make way for another home to move into that space.

Legal process (C.R.S. 38-12-207)

Legal process, other than eviction, shall be used for the collection of utility charges and incidental service charges other than those provided in the rental agreement.

SALE OF MANUFACTURED HOME IN COMMUNITY

State law, local ordinances, and perhaps even your community's rules will regulate the process for selling your home in the community so you need to be aware of all of them.

Usually when a homeowner decides to relocate, they want to sell their home in place since it can be expensive to move a manufactured home and often there are no other sites available to move to.

The first thing to do is to review your community rules and regulations. Are there any specific rules that govern the sale of the home and are there any requirements you might need to fulfill to make the process as smooth as possible?

The state gives homeowners the right to place a "for sale" sign on or in their homes, though the landlord can regulate the size, placement, and appearance of the sign. (See **C.R.S. 38-21-211**).

Entry fees prohibited (C.R.S. 38-12-209)

The landlord or owner of a mobile home park cannot pay to nor receive from a homeowner an entry fee as a condition of leasing a mobile home space or lot. Rent, security deposits, fees charged by the city, county or state, utility deposits, or charges for services actually provided by the landlord that the homeowner agrees to in writing are not prohibited "entry fees."

Selling fees prohibited (C.R.S. 38-12-211)

The State of Colorado prohibits the landlord or owner of the community from requiring a homeowner to pay any type of selling fee or transfer fee, to either a homeowner wishing to sell his or her home, or to a buyer of a home in the community, as a condition for someone to buy or sell a home.

In the city of Boulder, park owners own the land, and homeowners lease the space or lot for the home and its accessory buildings, if any. In 2015, thanks to extraordinary efforts by manufactured home owners in Boulder and the support of the Boulder City Council and Mayor, the City of Boulder amended city ordinances that apply to sales of manufactured homes to

regulate the sales of homes in manufactured/mobile home communities, (see local ordinances p. 11).

HOMEOWNERS' ASSOCIATIONS (HOAs)

Homeowners' Associations (HOAs) in manufactured housing communities are not the same as condo associations. HOAs in manufactured housing communities help homeowners come together, joining the association for minimal annual dues and electing a board of directors. They can help residents with effective communication, resource, advocacy and social networking to support each other. In contrast, condo associations, because of the joint ownership in the property, have much more control over how owners can modify their units, charge much higher membership dues, and are governed by different Colorado statutes.

HOAs are legal

There is nothing illegal about forming an HOA in your community, despite what your community owner or manager might say. Indeed, state law specifically states that “*homeowners shall have the right to meet and establish homeowners’ associations.*” **C.R.S. 38-12-206.**

Meetings

HOAs can meet in any community common area, community hall, or recreation hall, and the community owner or manager cannot prohibit such a meeting provided the space for the meeting was reserved according to community rules and the meetings are held at reasonable hours and when the facility is not otherwise in use. HOAs are not allowed to hold their meetings in the streets or thoroughfares of the manufactured housing community.

See the Resources page at the end of this handbook for ways to connect with HOAs in Boulder.

COMMUNITY CLOSURE

There are specific rules that a community owner needs to follow before they can close the manufactured housing community or change its use.

These rules can be found at **C.R.S. 38-12-203 (II)** and they require the community owner to give homeowners at least six (6) months’ notice of this change of use or closure. The notice must be mailed to each homeowner.



Six months is not a lot of time for homeowners to plan for the removal or sale of their home. Many homes will not survive a move to a different location, and many homes become almost worthless when the land under them is sold for another purpose.

Homeowners should be very aware of this six-month limitation on their tenancy prior to moving into a manufactured housing community and ask the owner/manager before signing the rental agreement if they will provide an assurance in writing that the community is not going to close during the time they foresee themselves living in the community.

CITY OF BOULDER LOCAL ORDINANCES

Chapter 10-12. Mobile Homes

B.R.C. 10-12-4 – Enforcement

- (a) The city manager may enter the mobile home park to inspect it and investigate conditions relating to the enforcement of this ordinance.
- (b) If the city manager finds violations then the owner of the mobile home or the mobile home park will be given a notice and period of time in which to correct the violations. The homeowner or park owner can appeal the city manager's decision within 30 days to the board of zoning adjustment/board of building appeals.
- (c) The city manager will re-inspect the property to ensure compliance.
- (d) For violations under 10-12-25 and 10-12-26, referenced above,
 - The city manager will issue a notice and provide an opportunity for a hearing. If there is a violation, the city manager will impose a civil penalty of up to \$2,000/violation; or issue an order requiring compliance.
 - The city attorney may bring a civil action to enforce any order from the city manager and if the city prevails then the other party is responsible to pay the city's attorney's fees and costs.
 - Any individual injured by a violation of these provisions may bring an action for damages, declaratory relief, or other relief as appropriate in District Court and be awarded attorney's fees if they prevail.

B.R.C. 10-12-5 – Residential mobile homes must be in a mobile home park or community
There are exceptions to this rule, such as using a mobile home temporarily during construction or remodeling of a brick and mortar house or apartment on the lot.

B.R.C. 10-12-7 – Accessory Structures

As long as they comply with the Boulder Revised Code, unenclosed carports and porches, awnings, and detached storage cabinets no larger than 150 feet are permitted accessory structures to an individual mobile home. The structures must comply with the city's building code, not obstruct required openings for light and ventilation, and they must be at least 10 feet from any neighboring mobile homes. If your home had any of these accessory structures and they are not in compliance with current city regulations, they can usually stay until the home is removed or replaced.

B.R.C. 10-12-8 through 10-12-10 – Blocking, tie-downs, anchoring, piers and footings

The city has requirements for securing mobile homes from the wind and other external forces. The City of Boulder Planning and Development Services can assist with these regulations. That department can be reached at 303-441-1880.

B.R.C. 10-12-20 – Storage areas

The City requires mobile home parks to provide storage areas for boats, boat trailers, travel trailers, tent trailers, horse trailers, and detachable pickup campers within the mobile home park. These storage areas must be no less than one hundred square feet per mobile home space.

B.R.C. 10-12-25 – Limits landlords' ability to prevent the sale of homes in the community

- (a) Nobody can stop the sale of a home in a community or require it to be moved out of the community after it is sold, but the purchaser must sign and be bound by the rental agreement with the park owner.
- (b) If the home being sold was constructed in such a way as to be out of compliance with HUD code then it will need to be inspected by a licensed inspector, 6 months or less prior to the sale. The seller must provide the buyer with a copy of the inspection report before the sale is completed.
- (c) The buyer of the home may become a resident in the mobile home park provided the buyer meets the entry requirements of the park and that these requirements apply to all purchasers fairly and equally. If the park owner denies approval it needs to be in writing with the reason for the denial provided. If this notice is not delivered within 10 days then approval is assumed.

B.R.C. 10-12-26 – Limits landlords’ ability to require upgrades to existing homes

Nobody can require you to make improvements to your home provided you maintain it properly and that the exterior condition complies with the park’s rules and regulations and these rules and regulations are consistent with State or Federal law.

B.R.C. 10-12-27 – Trees

Trees in a mobile home park are the responsibility of the park owners. Park owners cannot require home owners to pay for the cost of maintenance of trees in a mobile home park.

B.R.C. 10-12-28 – Right to Privacy

This ordinance prohibits park owners from entering a home without the homeowner’s prior written consent. There are exceptions for emergencies or abandonment. The ordinance also limits park owners’ ability to enter onto land leased to homeowners.

B.R.C. 10-12-29 – Retaliation Prohibited

This ordinance prohibits park owners from retaliating against homeowners or residents who are considering or have complained about the community or the park owner, who attempt to organize an HOA, or who have asserted any of the homeowners’ or residents’ rights.

B.R.C. 10-12-30 – Mediation of Disputes

Before a resident can be evicted or before bringing any action or complaint to enforce the rights of the resident or park owner, the parties must participate in mediation. The cost of mediation is paid equally by the parties.

RESOURCES

City of Boulder Resources

Boulder City Council

<https://bouldercolorado.gov/city-council>
303-441-3002

Community Mediation Service

<https://bouldercolorado.gov/community-relations/mediation-program>
303-441-4364

Fire-Rescue Community Risk Reduction

<https://bouldercolorado.gov/pages/about-boulder-fire-rescue>
303-441-3350

Inspection Services (when selling a pre-76 code home)

<https://bouldercolorado.gov/plan-develop/building-inspections>
303-441-3280

Neighborhood Liaison, City Manager's Office

303-441-1895

Office of Community Relations and Human Rights

www.boulderhumanrights.com
303-441-3141

Parking Enforcement

<https://bouldercolorado.gov/parking-services/parking-enforcement>
303-441-1841

Potholes

www.inquireboulder.com (search by keyword: Potholes)

Street Maintenance

www.inquireboulder.com (search by keyword: Street Maintenance)
303-441-3200

Transportation Division

<https://bouldercolorado.gov/transportation>
303-441-3200

Zoning

<https://bouldercolorado.gov/plan-develop/zoning-overview>
303-441-1880

Other Community Resources

City of Longmont Mediation/Facilitation Services

<https://www.longmontcolorado.gov/departments/departments-a-d/community-and-neighborhood-resources/mediation-facilitation-services>
303-651-8444

Colorado Coalition of Manufactured Home Owners (CCMHO)

Kathy Fiser
kfiser2005@gmail.com

Colorado Department of Local Affairs – Manufactured Housing Consumer Complaints

<https://www.colorado.gov/pacific/dola/manufactured-housing-consumer-complaints>
303-864-7836

Colorado Legal Services – Boulder County Office

303-449-7575
www.ColoradoLegalServices.org

Emergency Family Assistance Association (EFAA)

www.efaa.org
304-442-3042

Home Owners' Associations

- Boulder Meadows: Dariel Blackburn, darielblackburn@gmail.com
- Vista Village: VistaVillageCommunityAssoc@gmail.com
- Coalition of Manufactured Home Owners of Boulder (C-MOB): VistaVillageCommunityAssoc@gmail.com

**Mobile Home Repair Program – Longs Peak
Energy Conservation**
[https://www.bouldercounty.org/families/housing
/rehabilitation/](https://www.bouldercounty.org/families/housing/rehabilitation/)
720-864-6401

**Safehouse Progressive Alliance for
Nonviolence**
<http://www.safehousealliance.org>
303-449-8623, 24-hour crisis line: 303-444-2424

Notes

**MANUFACTURED HOUSING COMMUNITIES
HANDBOOK FOR BOULDER HOMEOWNERS**

City of Boulder
Housing and Human Services Department
BoulderColorado.gov/Community-Relations/Mediation-Program