



A6. Mobile Home Parks

Mobile home parks (MHPs) are residential areas containing manufactured homes, mobile homes, or both; at least some of those homes are owned by individuals other than the mobile home park owner.

Key Issues:

- MHPs provide housing choice, a yard, and a lower density option. However, MHPs are not an efficient land use; significantly more affordable attached housing could be provided on these sites.
- Mobile homes (MHs) can be a relatively affordable housing option, though factors such as pad rents, high interest on financing, and the depreciating value of MHs complicate the apparent affordability of this housing option.
- The lowest-income MHP residents often struggle to afford to maintain their home over time.
- Balancing park quality and affordability is challenging. Boulder Meadows, a park that attempts to achieve higher quality standards, has significant vacancies—well over 100—and higher pad rental rates as a result of stricter policies around the age of the home, pets, and other criteria.
- Most mobile home parks in Boulder have original, deteriorating infrastructure, and can struggle to generate revenue needed for upgrades. Modernizing park infrastructure is very expensive.
- MHP owners typically do not involve residents in the decision making.

Background:

- BVCP Policy **7.08 Preservation and Development of Manufactured Housing** states that “the city and county will encourage the preservation of existing mobile home parks and the development of new manufactured home parks, including increasing opportunities for resident-owned parks. Whenever an existing mobile home park is found in a hazardous area, every reasonable effort will be made to reduce or eliminate the hazard, when feasible, or to help mitigate for the loss of housing through relocation of affected households, development of additional manufactured housing capacity in the county, or other appropriate means.”
- In 1985, the City of Boulder was the first community in Colorado to establish a Mobile Home (MH) zone to preserve existing MHPs.
- There are 1,346 pads in MHPs throughout the City of Boulder. These pads are equivalent to 35 percent of the current inventory of affordable housing in Boulder. Only the 120 permanently affordable Mapleton MHP pads are included in the 10 percent affordable housing goal. MHPs near Boulder (in Areas II and III) have a total of 425 pads.
- In the mid 1990s, the city purchased Mapleton MHP and Branding Iron MHP as part of the flood channel improvements along Goose Creek. Branding Iron residents were relocated to Mapleton and ownership of Mapleton was transferred to Thistle Communities. Another park, Boulder Mobile Manor, was purchased by Boulder Housing Partners (BHP) and redeveloped as Red Oak Park, an affordable rental community.
- In 2009, BHP conducted an analysis of Orchard Grove Mobile Home Park and found that a \$5.4 million subsidy would be required to modernize park infrastructure.

Implementation Options:

1. Strengthen preservation and redevelopment efforts and consider acquiring existing park(s).

2010 AHTF RECOMMENDED 

2. Consider creation of new park(s).

Goals Addressed Through this Tool:

✓ **Strengthen Our Commitments**

Maintain the Middle

✓ **Create Diverse Housing Choices in Every Neighborhood**

Create 15-Minute Neighborhoods

Strengthen Partnerships

Enable Aging in Place



Mapleton MHP Home.

Source: Thistlecommunities.org