

Attachment 3 – Potential Solutions for Exploration by Issue

Based on conversations across multiple potentially impacted departments and a needs assessment to address Mobile Home Park enforcement challenges and gaps, potential next steps include exploration the following solutions identified by City staff and MHPOP. Actions to address issues outlined in this table would require additional resources such as staffing and funding.

Outcome Area	Identified MHP Issue	Potential Solutions for Exploration
Preserve Housing Affordability	Lease Agreements; Retaliation; Park Rule Enforceability	Assess viability of City staff, Administrative Hearing Officers, or legal consultants reviewing evidence and determining whether there has been a violation of State or local laws related to retaliation, lease agreement contents and enforcement, enforceability of park rules, termination of lease agreements, and compliance of various legally-required notices.
	Maintenance of Water/Sewer Lines	Develop a process to conduct water and wastewater infrastructure assessments and authorize the City or contractors to repair leaks or perform maintenance and bill MHP owners.
	Notice of Water Leaks & Leak Charges	Collaborate with parks to install leak detection systems, purchase commercial underground leak detection equipment, or contract professionals to detect leaks; purchase leak detection equipment MHP owners can borrow or rent from the City.
Improve Livability, Habitability, & Safety	Trees	Contract with a licensed arborist to identify and mitigate hazardous trees and trees in need of maintenance, analyze additional resourcing needed based on assessments, and coordinate with the City's Forestry team to assure alignment.
	Road Maintenance	Development of an inspection/assessment system; provide recommendations on road maintenance standards and repairs needed to MHP managers.
	Water – No Access during Shutoffs	Coordination of emergency response to water outages; ability to invoice property manager/owner for the City to contract or provide potable water and portable toilets in response to water outage complaints.
	Fences	Amend Municipal Code to protect the right to install and maintain fences around lots in mobile home parks.

	Parking	Require MHPs to submit parking and towing policies to the City for review; conduct parking assessments and provide policy recommendations for MHPs upon request by residents (no more than one time per MHP).
	Speeding & Traffic	Provide educational traffic assessments of private MHP streets, recommendations to park managers, and access to traffic calming or control equipment upon request.
	Streetlights & Safety Features	Assess and map responsibility/ownership for security lighting, perimeter fencing, and safety features of MHPs.
	Snow Removal	Assess options and partnership models for Code Compliance to investigate MHPOP snow removal complaints under the new Colorado law taking effect in June 2025.
	General – MHP Licensing	Develop a MHP local licensing program.
Promote Resident Awareness & Empowerment	Language Access	Create a language access policy for all communications and documents between MHP managers and residents; enhance enforcement of state language equity policies for MHPs.
	General - Mediation	Local policy change to recommend mediation prior to filing complaints with MHPOP.