

## Any Talk About Affordable Housing Must Include Mobile Homes

Mobile or "manufactured" homes are the original and enduring form of affordable housing. You see them in rural and, as workforce housing, near resort communities, but you also see them in the Denver metro area. Five mobile home parks are within two miles of our Golden real estate office.

More than 100,000 people live in over 900 mobile home parks across Colorado. If our goal as a society is to preserve and expand affordable housing, we must protect and even expand mobile home ownership.

But there are problems.

Mobile home owners pay upwards of \$100,000 for their homes (mostly pre-owned), but they have to rent lot space in a park. I was told that zoning laws in Jefferson County (and probably elsewhere) don't allow a mobile home not in a mobile home park.

Increasingly, mobile home parks are owned by big national corporations whose only interest is maximizing profit. Because it is financially prohibitive to move a mobile home, and you can only move it to another park, the park owner has the home

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By JIM SMITH,  
Realtor®

owner over a barrel. They can increase the rent as much and as often as they want and the owner has to pay it or be evicted. Until the passage of HB19-1309 by the Colorado General Assembly last May, which strengthened the Mobile Home Park Act, a homeowner (who the courts treat as a tenant) had 48 hours to vacate for non-payment of rent, and if they left the home in place, it became the property of the park owners. Now they have 10

days to cure a notice of rent past due and then have 30 days to vacate, but the problem persists — you either pay or you surrender ownership of your home.

Now that mobile homes can be listed in the MLS, I found 11 such homes in the metro area that are active, pending or have closed in the past 6 months. Rents range from a low of \$7,500 to a high of \$10,920 per year. Many of the homes couldn't be sold for that much and are depreciating every year, unlike "regular" homes, which appreciate.

A mobile home, by the way, is not real estate and can only be on the MLS if it is on owned land or

has a land lease. Mobile homes are titled with the Department of Motor Vehicles, and yet they are taxed as "real property" by the county assessor rather than via "ownership tax" from the DMV, as with automobiles. The property tax on those 11 listings ranged from \$142 to \$803 per year.

Although last year's legislation created a complaint resolution process for mobile home owners, it is not utilized as much as it could be, because residents are fearful of retaliation by management. If you get on the wrong side of management, you face increased enforcement and fines which are added to rent. Don't pay the full rent, and you'll be evicted. And you thought HOAs were difficult!

I include *much more* on this topic at [www.GoldenREblog.com](http://www.GoldenREblog.com).

## Open Houses Are Back — Here Are the Rules We Must Follow

Open houses must follow state guidelines for indoor events. We are to maintain 6-foot distancing among visitors and ensure proper ventilation. Face coverings are required. We ask arriving visitors if they have had any symptoms or been in contact with any known positive cases. If so, we deny entry. We also keep a log of all visitors to facilitate contact tracing later on, if necessary.

We let only one group of individuals in at a time. All doors are open and all lights on, so knobs and switches aren't touched. We have hand sanitizer, masks, and booties at the entrance. After each visit we sanitize all touchable surfaces. Alternatively, we recommend that buyers view our narrated video tours online.

## Coming Soon: A Solar-Powered Green Mountain Home



\$525,000

I just listed this 4-bedroom, 3-bath home at **13615 W. Wesley Ave.**, in the Green Mountain Village section of Lakewood. Although still heated by gas, it has a solar PV system which meets the home's entire electrical needs, keeping the monthly electric bill to under \$10! (The solar system is owned, not leased.) The landscaping, both front and rear, is fabulous, with an expansive brick patio and Tuff Shed in the backyard. Although showings don't begin until Sept. 14th, you can take a narrated video tour online at [www.LakewoodHome.info](http://www.LakewoodHome.info). Or call me at 303-525-1851 with questions.

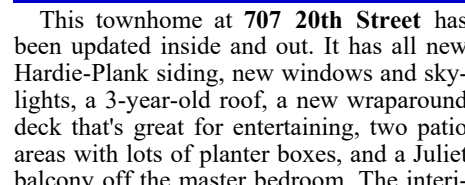
## 3-BR Patio Home in a Gated Lakewood Subdivision

This beautifully updated patio home at **9695 W. LaSalle Ave.** offers maintenance-free living. It's on a cul-de-sac at the back of the Primrose Above Bear Creek east of Kipling Street and north of Yale Avenue. This is not a 55+ subdivision, but most of these homes are occupied by seniors who appreciate main-floor living and not having to mow or water their lawns. This 2-story home has a main-floor master suite and a second master suite upstairs, along with a huge loft overlooking the living room with its vaulted ceiling, gas fireplace and sliding glass door to the fenced backyard. See a video tour at [www.LakewoodPatioHome.info](http://www.LakewoodPatioHome.info).



\$530,000

## Price Reduced on Townhome Near Downtown Golden



\$775,000

This townhome at **707 20th Street** has been updated inside and out. It has all new Hardie-Plank siding, new windows and skylights, a 3-year-old roof, a new wraparound deck that's great for entertaining, two patio areas with lots of planter boxes, and a Juliet balcony off the master bedroom. The interior is loaded with upgraded stainless steel appliances in the kitchen, along with granite countertops and an eat-in kitchen. There are new hardwood floors throughout the main level. All the bathrooms are new with beautiful tile, granite and glass. All the bedrooms have en suite bathrooms and California Closets. The dining room has double sliding doors that lead out to the large wraparound deck. Best of all, it's within walking distance of the Colorado School of Mines and downtown Golden! The listing price includes all furniture. See lots of interior pictures and take a video tour at [www.GoldenTownhome.com](http://www.GoldenTownhome.com), then call **David Dlugasch** at 303-908-4835.

## Austin CO Home on 10 Acres Listed by Kim Taylor



\$460,000

Looking for more space? How does 9.96 acres with irrigation water, a custom-built home with attached 2-car garage, plus a detached finished garage/shop sound? This home at **12181 Crane Lane** in Austin is ideally located just minutes from Delta and close to the Gunnison River and Fruit Growers Reservoir, and just down the hill from the Grand Mesa! This home has patios on the east and west sides and solid wood doors and windows. The high ceilings, hardwood floors and tile are all high end and finished with custom window coverings and contemporary fixtures and ceiling fans. The 2-story shop/garage is insulated and finished, and has electricity and water. The property comes with water rights to use as you choose. Visit [www.OrchardCityHome.info](http://www.OrchardCityHome.info), the call listing agent **Kim Taylor** at 303-304-6678 to arrange a private showing.

## Jim Smith

Broker/Owner, 303-525-1851

[Jim@GoldenRealEstate.com](mailto:Jim@GoldenRealEstate.com)

### Broker Associates:

**JIM SWANSON** — 303-929-2727

**CARRIE LOVINGIER** — 303-907-1278

**CHUCK BROWN** — 303-885-7855

**DAVID DLUGASCH** — 303-908-4835

**CAROL MILAN** — 720-982-4941



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[Jim@GoldenRealEstate.com](mailto:Jim@GoldenRealEstate.com)

