

Mobile and Manufactured Homes

September 17, 2015





Agenda

1. Background
2. Key Issues & Potential Responses
3. Next Steps
4. Questions for Council

Background



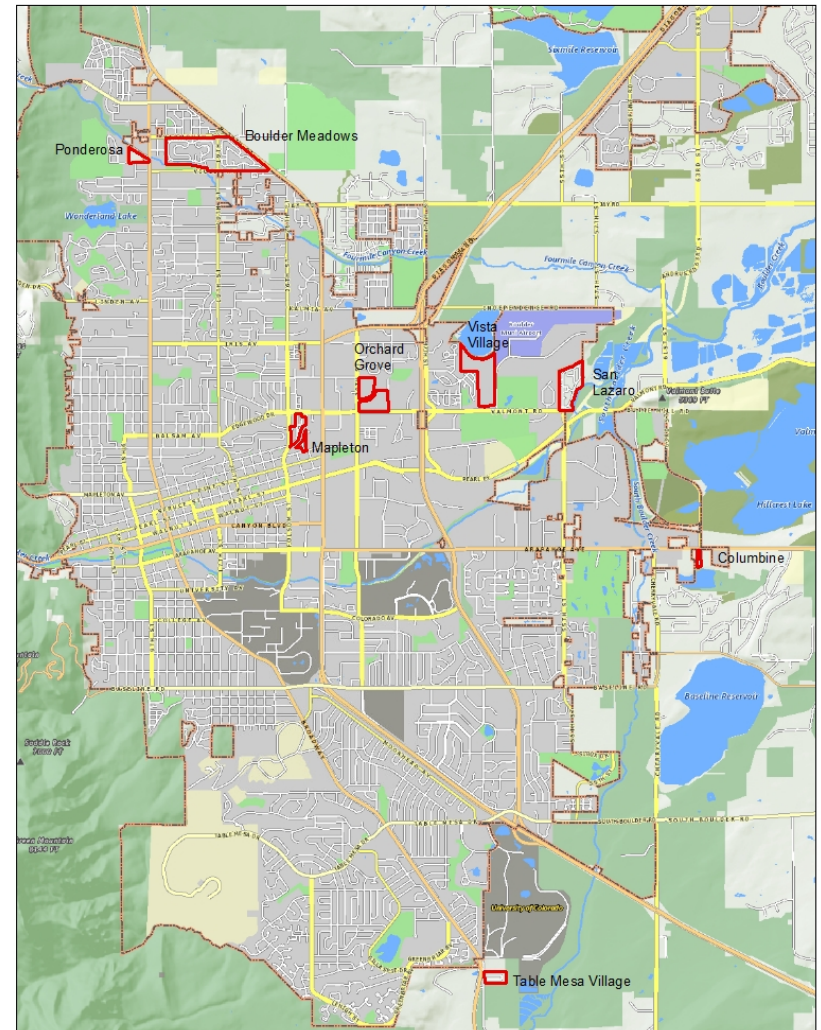
Mobile Home Parks

In Boulder

1. Boulder Meadows
2. Mapleton
3. Orchard Grove
4. Vista Village

In Boulder's Service Area/Area II

1. Columbine
2. Ponderosa
3. San Lazaro
4. Table Mesa Village



Mobile Home Parks

- **Year Established:** Late '50s to 1970
- **Zoning & Land Use:** All zoned “MH” with Manufactured Housing land use
- **Occupancy:** Near zero vacancy, except Boulder Meadows
- **Pre-'76 homes:** Majority, except in Boulder Meadows and Vista Village
- **Permanent Affordability:** Only Mapleton – 120 of 135 pads



Interests

COMMUNITY	RESIDENTS	OWNERS
Market-rate affordable housing option Community diversity Tight-knit neighborhoods Service sector employees Aging in place	Affordable home ownership for low-income households Desirable living situation: detached, yard, neighborhood Build assets + other HO benefits Split tenure (+/-)	A business Income - expenses Asset value



Legal and Regulatory Landscape

1. Colorado Mobile Home Park Act
2. State Prohibition on Rent Control
3. Zoning and Land Use
4. 2015 Ordinance Update



Key Issues & Potential Responses



Preservation and Expansion of Manufactured Housing

- BVCP Policy 7.08
 - Preserve mobile home parks (MHPs)
 - Develop new MHPs
 - Resident-owned parks
- Potential Actions:
 - Pursue resident-owned communities (ROCs)
 - Foster new parks
 - Define annexation conditions



Affordability to Park Residents

- Affordability (acquisition costs, lot rent, ownership costs)
- Potential Actions:
 - Purchase existing MHPs; make permanently affordable
 - Voluntary agreements to restrict lot rents
 - Section 8 vouchers
 - Support home replacement



Resident-Park Owner Relations

- Interests Often at Odds
- Potential Actions:
 - Create on-going legal services for MHP residents
 - Develop model lease
 - Pursue state legislative change
 - Expand mediation services
 - Develop rental licensing for park operations



Habitability and Energy Efficiency

- 65% of homes in MHPs built prior to 1976
 - Older ≠ poor quality, but parts wear out
 - Older homes less energy efficient
- Potential Actions:
 - Unit inspections
 - Expand existing Mobile Home Rehab Program



Siding before rehab.



Siding after rehab.

Park Infrastructure Upgrades

- Issues
 - Aging infrastructure = potential health and safety issue
 - All have 40+ year old infrastructure, except south side of Mapleton
- Potential Actions:
 - Establish private utility standards
 - Create subsidy program



Preliminary Short List of Actions

- 3a. On-going legal services fund for MHP residents
- 3b. Model lease for park owners and residents
- 3d. Expand mediation services for MHP residents and owners
- 4a. Unit inspections as a condition of resales to ensure basic safety
- 4b. Expand mobile home rehab program eligibility and/or funding



Next Steps



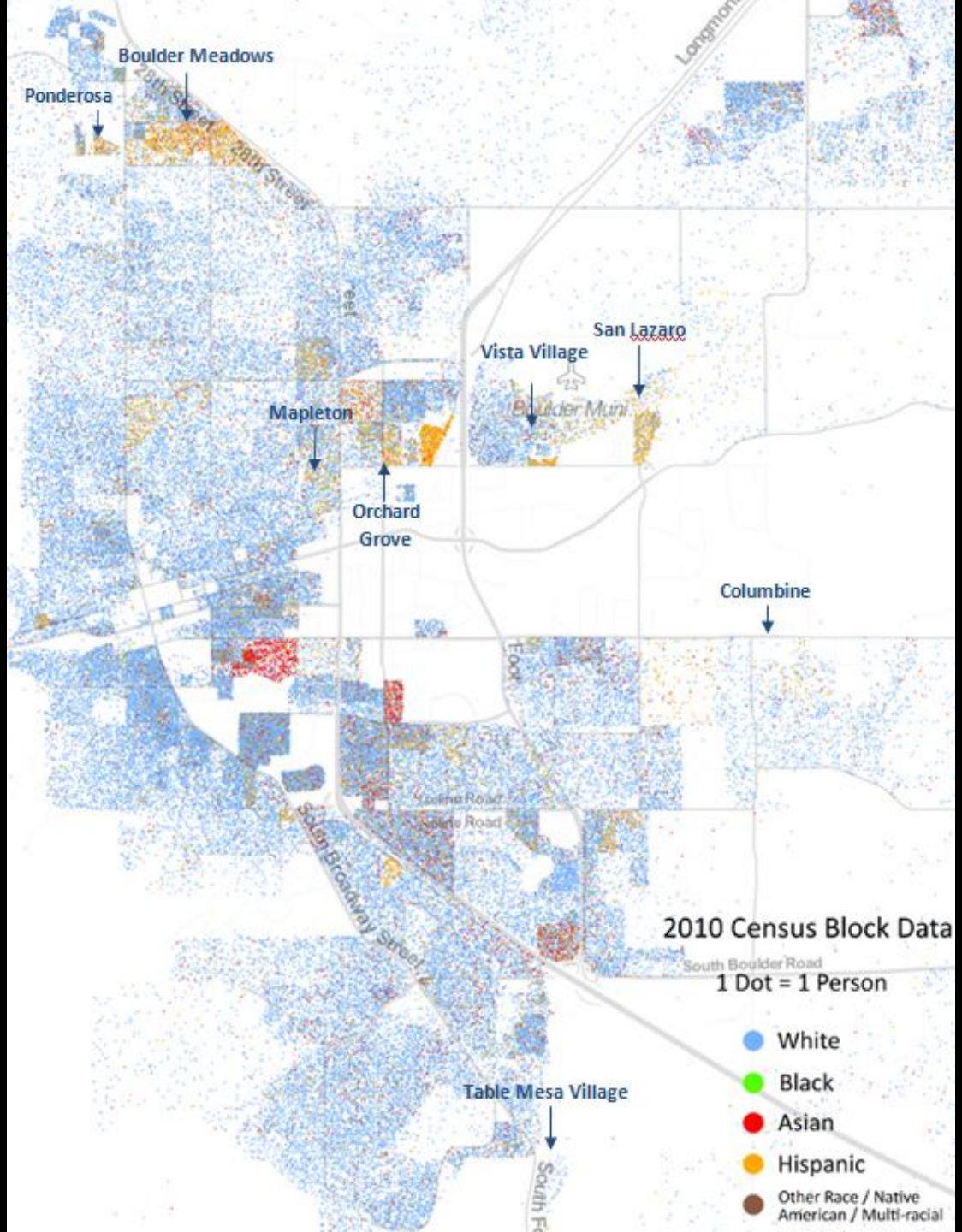
Staff will use council input to inform the city's 2016 work plan.

A photograph of a mobile home park. In the foreground, there is a concrete sidewalk and a landscaped area with various plants and shrubs. A red mobile home with a white base and a small window is visible. To its left is a yellow mobile home with a larger window. A white storage unit is on the right. In the background, there are more mobile homes, trees, and a clear blue sky.

Questions for Council

- Are the key issues and potential city actions the ones council believes are most important? Are there additional mobile home park or manufactured housing issues or actions staff should explore?
- Which issues and possible city actions are priorities?

Cooper Center Race & Ethnicity Dot Map



Where Are New MHPs Allowed?

- Zoning districts where MHPs are allowed:
 - Allowed Use:
 - MH (Mobile Home)
 - Requires Use Review
 - RL-2 (Residential Low – 2)
 - RM-2 (Residential Medium – 2)
 - RH-1 through 5 (Residential High – 1 through 5)
 - RMX-2 (Residential Mixed – 2) zones.

Potential Constraints to New MHPs

9-7-13. MHP Form & Bulk Standards

- Minimum Park Sizes
 - MH - 5-acres
 - RL-2, RM & RH zones – 10 acres
- Maximum Density
 - RL-2: 6 units/acre
 - MH, RM & RH zones: 10 units/acre

Homes for Sale or Recently Sold by Community

Boulder	Malibu
(5 homes for sale/recently sold)	(6 homes for sale/recently sold)
Home Price (range): \$29,900 to \$87,000	Home Price (range): \$1.5 million to \$3.0 million
Lot Rents: Low \$600s	Lot Rents: \$1,500s