

# Fort Collins Affordable Housing Preservation and Redevelopment Displacement Mitigation Strategy Project

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## *Mobile Home Park Owners Meeting*

*September 25, 2012 – Harmony Library*

- Lots of differences between each mobile home community
- City has handled each mobile home park closure differently. The purpose of this project is to City clarify role/policies for future situations.
- Potential Strategies to Prevent Redevelopment:
  - Right of First Refusal
  - Right of Last Refusal/offer
  - Right of Preferential housing
  - Incentives
  - Zoning Changes
- In other communities, did vendor fees increase to match the maximum relocation assistance amount?
  - A pre-determined amount usually means vendors will charge that amount
  - A non-fixed amount (actual cost) of relocation assistance may be better approach to avoid this problem
  - Consulting team will explore typical actual costs for moving within Fort Collins
- What happens to abandoned homes when a park closes?
  - The owner of park is usually responsible for removal
  - This is a challenging issue for park owners, especially for re-1976 (HUD) homes that are in poor condition
- If a federally-funded redevelopment project occurs, a relocation process is already determined(Uniform Relocation Act, which occurs at the cost of the redevelopment project)
- Key factors in whether units are moved or abandoned are market vacancy rates and the age/value of units
- There may not be places to move homes in the event of a closure in Fort Collins
- Is the City in favor of opening new parks?
  - Mobile home parks are permitted uses in the LMN zone
  - Although they are permitted uses, many higher density housing projects (e.g., student housing, mobile home parks, etc.) can encounter opposition from surrounding neighborhoods/property owners
- The last mobile home park approved in Fort Collins was Dry Creek, although this project had some financial challenges
- The Housing Authority does have some modular housing units on permanent foundations – this trend will likely increase in the future
- Have there been any reconfigurations of mobile home parks to enlarge lots/reduce density?
  - Not to the team’s knowledge, but this is permissible by amending the site plan (usually the mobile home park is platted as one large lot)
  - This is typically not usually a zoning issue as long as setbacks and minimum densities are satisfied
- Would the relocation mitigation policies apply to re-configuration/reducing the number of lots in mobile home parks?

- Probably not since it is unlikely that a park owner would eliminate lots if they were occupied (i.e., consolidation of lots would generally occur only if vacant lots were available)
- How would the displacement strategies differ for mobile home owners vs. renters?
  - Residents who rent homes from the mobile home park owners or other landlords generally have month to month (or longer) leases, and in these instances standard landlord/tenant agreements apply (not displacement strategies)
  - For mobile home owners who just lease the land, displacement mitigation assistance may apply if the City decides to adopt such policies
- How would the relocation strategies apply to properties outside of city limits?
  - If a property is located within the County but adjacent to (Contiguous with) the City, any redevelopment project would spur the Intergovernmental Agreement (IGA) between the City and the County, and the property would be annexed into the City and the development project would be subject to City requirements (including displacement mitigation).
  - If a property is located in the County and not adjacent to the City, redevelopment would be handled by the County, and the City's requirements would not apply, other than the City's requirement that the property sign an agreement to annex to the City when eligible.
- If park owners are required to pay for relocation mitigation, they could get double the burden by having to pay for relocation and then also by having to pay the costs of removing abandoned homes
- Key issues to consider when developing strategies are the quality of the homes and occupants. The free market determines which homes are worth moving and which ones are not worth moving (abandoned). The abandoned homes are a big issue, and the strategy should explore whether or not some sort of relocation assistance fund could also apply to park owners who are left with removing abandoned homes.
- Need to explore whether or not there are any State/City or other regulations about moving pre-HUD homes (some perceptions that regulations exist, but uncertainty about who governs/enforces).