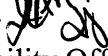
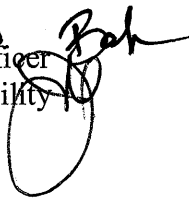






October 31, 2012

MEMORANDUM

TO: Mayor Weitkunat and City Councilmembers

TH: Darin Atteberry, City Manager 
Bruce Hendee, Chief Sustainability Officer 
Joe Frank, Director of Social Sustainability 

FM: Ken Waido, Chief Planner 

RE: Work Session Summary – October 23, 2012 – Redevelopment Displacement Mitigation Strategies

Council Members Present:

Karen Weitkunat, Mayor
Kelly Ohlson, Mayor Pro Tem
Aislinn Kottwitz
Ben Manvel
Lisa Poppaw
Wade Troxell

Work Session Participants:

Darin Atteberry, City Manager
Bruce Hendee, Chief Sustainability Officer
Joe Frank, Director of Social Sustainability
Ken Waido, Chief Planner
Don Elliott, Senior Consultant, Clarion Associates
Ishbel Dickens, Clarion Associates

Direction Sought/Questions to be Answered:

The planning team (staff and consultants) attended the work session to receive Council's responses and comments regarding the following questions:

1. What feedback does Council have regarding the following preservation and stabilization options for mobile home parks?
 - a. Mobile Home Park Zoning District

- b. Park Resident Ownership - Right of First Refusal or Right to Match Last Offer for Sale of Mobile Home Park
 - c. Infrastructure/Maintenance/Replacement
2. What feedback does Council have regarding the following options for notice to affected residents?
 - a. Notice of Closure
 - b. Notice of Vacancy (“Illegal Closures”)
3. What feedback does Council have regarding the following general relocation assistance requirement options?
 - a. Relocation Report
 - b. Payment of Relocation Costs
 - c. Rental Assistance
4. Does the Council have any additional questions or comments at this time?

Council’s Discussion/Direction:

General Comments:

- The current title of the project seems to indicate that the project addresses all affordable housing, but the emphasis from the background materials is on mobile home parks – the title should be revised to reflect either an emphasis on mobile homes or recognition that other types of affordable housing are included in the project.
- There is a need to clarify/be consistent with terms “mobile home” and “manufactured housing.”
- Project team should gather data to determine if mobile homes are actually a form of affordable housing (i.e., need to look at average monthly costs, median incomes, percent of income going towards housing, etc.).
- All units within the City’s Growth Management Area (GMA) need to be addressed in this strategic plan, not just units within the City limits
- The strategic plan needs to address situations where mobile home park properties may redevelop as other types of affordable housing.

Preservation and Stabilization Techniques

Mobile Home Park Zoning District

- Council indicated that they did not believe a “one size fits all” solution is a viable option for all parks. Different parks will need different techniques.
- Approaches need to be tailored to different mobile home community characteristics, which could include location, age, size, infrastructure, etc.

- This option should remain a possibility and continue to be explored, especially in combination with potential incentives for the development of new parks or voluntary zoning into a mobile home park zone.

Park Resident Ownership

- Resident-owned communities are likely to be very challenging to accomplish, but should remain an option to be explored, looking at other comparable communities for potential models or other ideas.

Infrastructure/Maintenance/Replacement

- A program to provide financial assistance to mobile home park property-owners to repair/replace aged infrastructure should remain an option within the strategic plan.

Notice of Closure

- A longer notification period regarding a pending closure of a mobile home park seems like a good approach and was supported by the Council – it would be good to have examples of what other communities similar to Fort Collins are doing (e.g., is 12 months suitable for a notification period?).

Notice of Vacancy (“Illegal Closures”)

- Notice of vacancy may be a necessary approach to prevent circumventing of the mitigation strategy requirements, but that needs to be explicit (otherwise this can appear as too heavy-handed on the free market).
- Council did not support this option.

Relocation Assistance Requirements

Relocation Report

- A requirement for a relocation report which provides data and information regarding a pending park closure, the socio-economic characteristics of park residents, and support services available to residents seems like good approach to be included in the strategic plan.

Payment of Relocation Costs

- Taxpayer funds should probably not be the basis for future relocation assistance that is needed due to private development. Relocation assistance could be paid by the landowner/developer or possibly through a fund that generates revenue based on some

sort of mobile home transfer fees (although there may be some state limitations on transfer fees).

- The project needs to consider that any additional costs to the park owners could lead to increased costs for residents in some communities.

Definition of Affordable Housing

Council requested clarification as to what constitutes an affordable housing unit. The City's *Land Use Code* contains definitions for an affordable housing unit. There are actually two definitions, one for an affordable rental unit and the other for an affordable unit for sale.

Affordable housing unit for rent shall mean a dwelling unit which is available for rent on terms that would be affordable to households earning eighty (80) percent or less of the median income of city residents, adjusted for family size, and paying less than thirty (30) percent of gross income for housing, including rent and utilities.

Affordable housing unit for sale shall mean a dwelling unit which is available for rent on terms that would be affordable to households earning eighty (80) percent or less of the median income of city residents, adjusted for family size, and paying less than thirty-eight (38) percent of gross income for housing, including principal, interest, taxes, insurance, utilities, and homeowners' association fees.

If low-income households were to pay a higher percentage of their gross income for housing than the above limits, they would have less money available for food, medicine, transportation, etc. The 2012 Median Income (AMI) for a family of four in Fort Collins is \$77,700.

The *Affordable Housing Strategic Plan 2010-2014* establishes priorities for City financial assistance for affordable housing programs. The top priority is to increase the inventory of rental housing for families earning 50% or less of the AMI. The lowest priority is for first-time home buyers earning between 60% and 80% of AMI.

Next Steps:

- The planning team will meet in early November with each of the key stakeholder groups and report on the Council feedback from the October 23 work session.
- Stakeholder Focus Groups will meet to discuss more specific topics in November and December.
- The Affordable Housing Board and Planning and Zoning Board will conduct public hearings in January 2013.
- The City Council is scheduled to consider adoption of the strategic plan on February 5, 2013.



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MEMORANDUM

DATE: October 26, 2012

TO: Mayor and City Councilmembers

THROUGH: Darin Atteberry, City Manager 
Diane Jones, Deputy City Manager/Policy, Planning, and Transportation 
Karen Cumbo, Director of Planning, Development, and Transportation
Mark Jackson, Budget, Policy and Communications Manager

FROM: Aaron Iverson, Interim Transportation Planning Director

RE: **OCTOBER 23, 2012 WORK SESSION SUMMARY – HARMONY ROAD ALTERNATIVES ANALYSIS**

Attendees:

City Council: Mayor Karen Weitkunat, Mayor Pro-Tem Kelly Ohlson, Councilmember Ben Manvel, Councilmember Lisa Poppaw

City Staff: Darin Atteberry, Diane Jones, Karen Cumbo, Bruce Hendee, Mark Jackson, Aaron Iverson, and Jenny Young (FHU consultants).

Discussion Summary

- How would transit service tie into the Mason Corridor (MAX)
- Make sure the study addresses the transfer station at I-25 as a hub for regional transit service
- Several council members expressed concern about pedestrian accommodation on Harmony and that it's difficult to cross; there are clusters of pedestrians in certain activity centers along the corridor, but people generally only walk short distances (e.g., to a very nearby store)
- The land uses are not conducive to walking (large buildings, far away from street and from each other) – what can/should be done in the future to prevent this problem from occurring as development/redevelopment occurs; may want to consider identification of district identities as a next step to clearly define campus vs. ped focused land uses
- Why has growth in traffic along the corridor been so flat for the last decade?
- Harmony as the premier gateway to Fort Collins

Follow-up Items:

- Council would like follow up on crash rates prior to corridor improvements
- The term “integrate sustainability” is not strong enough (the other goals use “improve” or “enhance”) – sustainability needs to be on par with the other goals; consider stating sustainability element overtly (prior to goals)

Staff appreciates the opportunity to discuss the Harmony Road project with the City Council and received valuable feedback and direction for the project. For more information regarding the project, please visit: <http://www.fcgov.com/harmony>