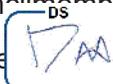
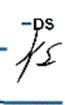




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## MEMORANDUM

**DATE:** April 16, 2021  
**TO:** Mayor Troxell and City Councilmembers  
**THRU:** Darin Atteberry, City Manager  -ps  
**FROM:** Kyle Stannert, Deputy City Manager   
**RE:** April 13, 2021 Work Session Summary – Hickory Village Mobile Home Park Sale

At the April 13<sup>th</sup> City Council Work Session, staff provided an update on the proposed sale of the Hickory Village Mobile Home Park and efforts by park residents and Thistle to submit an offer to purchase the park and become a Resident Owned Community (ROC). The session focused on the city's role as a convener in the process of forming ROCs in the short term and reviewed opportunities to support affordable housing efforts in mobile home communities in the long term. All councilmembers were present for the virtual discussion as well as Andy Kadlec, a program director from Thistle, who provided information on Thistle's involvement in the process.

### DISCUSSION SUMMARY:

Council's discussion ranged across several questions, ideas, and concerns. Specific items included:

- Inquiries about the level of interest and participation of Hickory Village residents towards making an offer to purchase the park, and what types of role Thistle, a non-profit technical assistance provider, is providing in the process.
- Questions about the how financing a ROC is typically arranged and what types of resources other jurisdictions and partners have provided in support of ROCs (e.g., grants, loans, or other federal/state funding resources).
- Concern about any potential risks to the City if financial assistance is provided, as well as the limited timeline to consider and develop a deal.
- Questions about the history and funding provided by the City's prior down payment assistance program.
- Ideas and questions about other types of long-term solutions to support ROCs, such as proactive communication to residents about the process, application of city programs such as broadband equity and Epic Home programs, what role Housing Catalyst could provide, or if the City itself should consider owning and operating a park.

**COUNCIL DIRECTION:**

- Need to be clear about how any financial involvement from the City contributes towards policy goals for affordable housing and preservation.
- In the short term, the Hickory Village sale and the opportunity for a ROC is a learning experience and staff should continue to provide information, education, and convene stakeholders and partners during the process.
- The City could consider financial assistance options in both the Hickory Village example in the short term, and opportunities for programs that align with the Housing Strategic Plan.
- Staff will meet with Thistle to determine potential resource amounts and how assistance is best applied. Examples include deferred rent funds to help limit immediate increases in lot rents, a subordinate financing position, providing closing/legal costs, or grants.
- Long term strategies should be developed to operationalize partnerships and financial efforts for future mobile home park sales and closures. Given the limited timeline to provide assistance, the City needs to have more proactive measures and guidance in place.
- Efforts should continue for capacity building in parks and to enhance local enforcement of state laws.

**NEXT STEPS:**

- Staff is planning to provide an update and additional information on potential financial assistance options at the next Council Finance Meeting on April 19, 2021.