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Sent: Thursday, August 22, 2019 5:08 PM

To: HOTLINE <HOTLINE@bouldercolorado.gov>

Subject: Ponderosa Mobile Home Park Petition

Dear City Council,

On Tuesday evening at the open hearing section of your council meeting, you received a petition from a resident at Ponderosa. This petition brings up three concerns that have also been at the core of some misinformation within the community. I am writing to give further information to these concerns. We have also noticed that with the amount of misinformation, many residents are confused or afraid and may be making uninformed decisions that will negatively impact them and their future choices. I have attached the petition for reference and responded to the three main concerns:

1. **The US constitution and specific, their protection of rights to life, liberty, and property.** The petition then describes a concern for just compensation of their mobile homes. Through an RFP process, the city selected appraiser Roderick Knoll with Manufactured Housing Resources Group (MHRG) to perform home valuations. He uses an analysis tool provided by National Appraisal Guides, Inc., and pairs them with National Automobile Dealers Association (NADA) guidelines. NADA is the largest publisher of market-reflective vehicle pricing and information available for manufactured homes. Assessment of home values were based on an industry standard with a fair market comparison approach within Boulder. All owners were informed of the process to appeal their value, if they had concern that the process and result did not support a market value. While four petitions were received and two resulted in adjustments to the valuations, no homeowners chose to submit alternative valuations. We are confident that the values are conservative and likely higher than market comparisons.

I am also aware of rumors circulating amongst Ponderosa residents that the city will be discontinuing the option to purchase homes in October. This is not true. These valuations remain in place and will increase in value annually, every October. This is stated in their valuation documentation. These rumors have unfortunately led to some residents selling their mobile homes to leave the park for fear of not being compensated. We are working on several communication strategies to prevent people from making life changing decisions based on misinformation.

2. **Unjust Evictions** Regarding unjust evictions, the State Mobile Home Park Act and the newly forming Dispute Resolution and Enforcement Program that will commence operation in May 2020 in the Colorado Division of Housing both provide accessible remedy to any illegal eviction of residents; however the city has repeatedly committed to and strived to minimize displacement of residents as committed to in the city council Resolution No. 1217, including by:
 - Advancing a Site Plan that
 - Adheres as much as possible to the current layout to avoid conflicts with existing homes;
 - Upholds resident choice as a driver of change in the community through an extended, flexible phasing plan; and
 - Allows manufactured or mobile homes to sit side by side with fixed foundation homes.
 - A Ponderosa Resident Guide is a document held by every resident and states the following:

<p>11/4/2017 - Resident's Guide #1 (updated Feb 2019)</p>	<p>2. Will I be able to stay in Ponderosa? YES! This is possible because:</p> <ul style="list-style-type: none"> ● If you were here (with a signed lease) at the time of the City's purchase (August 1, 2017), you have a right to stay in Ponderosa. ● The City has long valued mobile home parks as a critical housing option in the community by protecting their existence through zoning and land use tools. ● By purchasing Ponderosa, the City (as owner) can protect the long-term affordability, use and sustainability of the land. ● The City has the resources and commitment to provide expertise and assistance to overcome technical issues. ● City Council adopted a resolution affirming their commitment to the community, specifically the commitment to non-displacement. ● Funding used to support the purchase of Ponderosa, the pending infrastructure improvements and eventual housing assistance has been intentionally applied in a way that avoids displacement. ● Pending annexation and site improvements will be designed and implemented to avoid displacement as much as possible. ● Eventual community design (layout and housing options) reflect resident housing needs/desires.
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- A [letter from Housing and Human Services](#) was distributed to all in Ponderosa on the request of residents. This letter stated the commitment of the city to non-displacement of residents. Three residents recently requested a new lease that could confirm their long term stay in Ponderosa. Working with the city attorney we have determined that we can include this commitment in a new lease with updated, "model" terms that residents will have the option to sign.

3. **Single Family Homes** Some residents have been requesting that their mobile homes be replaced with single family homes. The design that is currently proposed, has a combination of single family, duplexes and a small number of triplexes. 13 of the new homes are expected to be single family. The design team worked to create as many single family units as possible while still creating housing layouts that generally replace the footprints of the exiting mobile homes and create an efficient density. This proposed design is intended to balance the needs of both the existing community and the future community members needing affordable housing. The design, with a mix of both one and two story homes will more efficiently use the land to create additional green space areas. In design work shops held with community members over the last two years, several community members expressed an interest in duplex homes.

We will be holding a community meeting with all Ponderosa residents this coming Sunday and anticipate providing further information to the community.

Thanks,

Kurt

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