



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: March 19, 2019

AGENDA TITLE: Consideration of a motion to accept the February 26, 2019 Study Session Summary regarding council discussion of the Manufactured Housing Strategy.

EXECUTIVE SUMMARY

This agenda item provides a summary of the Feb. 26 study session discussion of the Manufactured Housing Strategy. Council supported the proposed decision-making principles, with a request to include accountability for manufactured housing community (MHC) owners, and proceeding with the analysis of potential work plan items. Council expressed a desire for actionable items during this term.

STAFF RECOMMENDATION

Suggested Motion Language:

Staff requests council consideration of this matter and action in the form of the following motion:

Motion to accept the study session summary from February 26, 2019 on the Manufactured Housing Strategy.

ATTACHMENT

- A. Summary of the Feb. 26, 2019 Study Session on the Manufactured Housing Strategy

ATTACHMENT A
February 26, 2019 Study Session Summary
Manufactured Housing Strategy Discussion

PRESENT

City Council: Mayor Suzanne Jones, Mayor Pro Tem Sam Weaver, Aaron Brockett, Lisa Morzel, Bob Yates and Cindy Carlisle

Staff: Jane S. Brautigam, City Manager; Tom Carr, City Attorney; Kurt Firnhaber, Director of Housing and Human Services; Jeff Yegian, Senior Project Manager (HHS); Crystal Launder, Housing Planner; Brenda Ritenour, Neighborhood Liaison

OVERVIEW

The purpose of the study session was for council to provide input on the work completed to date on the Manufactured Housing Strategy and the proposed items for further consideration.

SUMMARY OF DISCUSSION

Council supported using the three proposed principles of Affordability, Viability and Community to guide decisions on supporting manufactured housing. Accountability for MHC owners and enforcement of any standards or requirements should be included as a fourth principle or explicitly included in Viability. Several council members expressed a desire for greater equity for MHC residents as community members, specifically in delivery of water and sewer services and access to photovoltaic systems. Other comments included that the strategy should build on the inherent resilience of these communities and that any actions should avoid gentrification and displacement.

Council supported moving forward with all five proposed work items with pad rent stabilization, infrastructure and MHC licensing as higher priorities than the energy efficiency and land use work items. Staff outlined the plan to scope multiple options for achieving city goals in each of the areas and present them to council on July 16th. Where possible, council members would like to have the opportunity to consider ordinances at the July meeting or before the end of this term.

In discussing on-going MHC affordability, council members expressed a desire to support changes to the state statute prohibiting rent control to facilitate pad rent stabilization. This will be discussed further at the March 5, 2019 council meeting as part of the legislative agenda item.

Council members stated that ensuring adequate and equitable provision of water, sewer and other basic services by MHC owners is a priority and supported further study of how best to accomplish that. The analysis of infrastructure options should also include individual water metering.

Two items were suggested for inclusion in the energy-efficiency options analysis: reducing water wastage and allowing home installation on permanent foundations to eliminate the inefficiencies of skirted homes.

In addition to considering allowing permanent foundations in the city's Mobile Home zone, the land use code analysis should cover allowing other types of housing. One council member expressed a hope that the municipal airport land could be repurposed for a MHC.

Licensing of MHCs was mentioned as a possible means of ensuring MHCs communicate with residents in Spanish (and any other common languages) as well as English.

In closing the discussion, council members expressed appreciation for the engagement of MHC residents and MHC owners in the development of the strategy and thanked the Sustainable Community Development Law Clinic for its policy analysis.