

7/11/11

AMENDMENT TO RESOLUTION NO. 874

**AN AMENDMENT TO RESOLUTION #874 TO ADD LANGUAGE REGARDING THE
FUTURE SALE OF THE MAPLETON MOBILE HOME PARK,
2635 MAPLETON, BOULDER, COLORADO 80304
BY THE CITY TO THISTLE COMMUNITY HOUSING FOR THE PURPOSE OF
ESTABLISHING A COMMUNITY LAND TRUST AND PRESERVING MAPLETON
MOBILE HOME PARK AS A RESIDENT-CONTROLLED, PERMANENTLY
AFFORDABLE MOBILE HOME PARK**

WHEREAS, on the 2 day of January, 2000, the City Council passed Resolution No. 874 for the purpose of preserving the Mapleton Mobile Home Park and promoting the eventual resident ownership of the Mapleton Mobile Home Park located at 2635 Mapleton Avenue in Boulder, Colorado; and

WHEREAS, on May 5, 1996 the Mapleton Mobile Home Park residents' home association, the Mapleton Home Association (MHA) was incorporated in the State of Colorado as a non-profit corporation to provide permanently affordable housing in the City of Boulder, Colorado; and

WHEREAS, the MHA works diligently with the Mapleton Mobile Home Park's ethnically diverse population, including elderly residents, people with disabilities, as well as families with children; and

WHEREAS, Thistle Community Housing (Thistle) is a Colorado non-profit corporation (exempt from taxation under I.R.C. section 501 (c) (3)) and with a long-standing commitment to provide permanently affordable housing to serve the needs of the community, including families, single parents, seniors, and people with disabilities throughout Boulder County. Thistle has served over 2,200 households and has produced 332 permanently affordable homes; and

WHEREAS, the City, Thistle, and the MHA are committed to preserving the Mapleton Mobile Home Park as a mobile home community that is permanently affordable to low and moderate income households; and

WHEREAS, community land trusts are an established method for preserving permanent affordability through which land is purchased and held in trust by a community-based 501 (c) (3) non-profit organization, governed by a board of directors; and

WHEREAS, Thistle has successfully operated a community land trust, the Thistle Community Land Trust, since 1995, and also has experience with property acquisition and management of affordable housing; and

WHEREAS, the Mapleton residents considered several possible models for ownership of the Park, and voted at the MHA quarterly meeting on January 21, 200, for a community land trust to be the future ownership structure for Mapleton Mobile Home Park; and

WHEREAS, MHA has created a strong community capacity and consensus related to the ownership, decision-making, and management of the Mapleton Mobile Home Park as a permanently affordable mobile home community and is committed to on-going improvement in these areas; and

WHEREAS, Thistle and MHA are developing a written agreement that, within the Thistle Community Land Trust, Mapleton residents will control management of the Park; and

WHEREAS, Thistle provides valuable technical assistance to MHA, and the City is committed to and financially contributes to those efforts; and

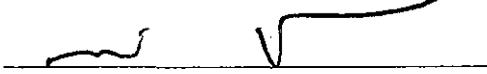
WHEREAS, the City of Boulder, MHA, and Thistle are developing a memorandum of understanding that provides a project time line and defines the terms and conditions of a viable plan for the sale of the Mapleton Mobile Home Park when the City is prepared to sell the Park; and

WHEREAS, the City respects the exemplary services provided by Thistle and the MHA; and

WHEREAS, Council Members, Board Members, and staff of the respective organizations are committed to work together to develop an effective plan for the successful sale and subsequent operations and management of the Mapleton Mobile Home Park.

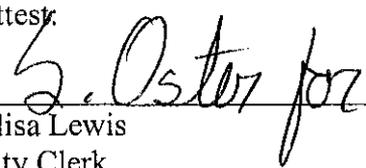
NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council hereby declares that it is willing to sell the Mapleton Mobile Home Park to Thistle Community Housing, upon mutual agreement regarding the appropriate terms and conditions of the sale, for the purposes of establishing the Park as part of Thistle's community land trust homeownership program, thereby preserving Mapleton Mobile Home Park as a resident-controlled, permanently affordable mobile home park.

Adopted by the City Council of the City of Boulder
On the 21 day of August, 2001.



Will Toor, Mayor, City of Boulder

Attest:



Alisa Lewis
City Clerk

Att.
Linda Hill Blalock
441-4368

RESOLUTION NO# 874

A RESOLUTION FOR THE PURPOSE OF PRESERVING THE MAPLETON MOBILE HOME PARK AS A PERMANENTLY AFFORDABLE MOBILE HOME PARK AND PROMOTING EVENTUAL RESIDENT OWNERSHIP OF THE MAPLETON MOBILE HOME PARK LOCATED AT 2635 MAPLETON AVENUE IN BOULDER COLORADO.

WHEREAS, the need for permanently affordable housing in the City of Boulder has been established through a public process leading to the acceptance of the Comprehensive Housing Strategy by the City Council in February, 1999 and in the Boulder Valley Comprehensive Plan which seeks to establish at least ten percent of the City's housing stock as permanently affordable; and

WHEREAS, the City of Boulder purchased the Mapleton Mobile Home Park, containing approximately 15 acres and 130 homes, on March 7, 1997 for purposes of preserving its use as a mobile home park and to facilitate the construction of the Goose Creek flood control channel; and

WHEREAS, the City of Boulder is committed to preserving the Mapleton Mobile Home Park as a mobile home park that is permanently affordable to low and moderate income households; and

WHEREAS, the City of Boulder plans to sell the Mapleton Mobile Home Park following completion of the Goose Creek flood control channel; and

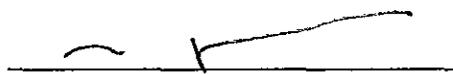
WHEREAS, the City of Boulder is interested in promoting resident owned mobile home parks within the City of Boulder as a means of preserving both mobile home parks and the permanent affordability of mobile homes within mobile home parks; and

WHEREAS, a majority of the current residents of the Mapleton Mobile Home Park, through their non profit corporation, the Mapleton Home Association, have expressed their desire to purchase the Mapleton Mobile Home Park from the City of Boulder; and

WHEREAS, the City of Boulder and the Mapleton Home Association have agreed to develop, in the year 2001, a memorandum of understanding between the City of Boulder and the Mapleton Home Association that provides a project timeline and defines the terms and conditions that must be met by the Mapleton Home Association in order for it to be considered a viable purchaser of the Mapleton Mobile Home Park, located at 2635 Mapleton Avenue in Boulder.

NOW, THEREFORE be it resolved by the City Council of the City of Boulder that the preservation of the Mapleton Mobile Home Park , located at 2635 Mapleton Avenue in Boulder, and the opportunity for eventual resident ownership of the Mapleton Mobile Home Park is consistent with the Comprehensive Housing Strategy and the housing goals of the Boulder Valley Comprehensive Plan and consequently the City Manager is hereby directed to develop a memorandum of understanding between the City of Boulder and the Mapleton Home Association that provides a project timeline and defines the terms and conditions that must be met by the Mapleton Home Association in order for the City to consider it to be a viable purchaser of the Mapleton Mobile Home Park when the City is prepared to sell the Mapleton Mobile Home Park.

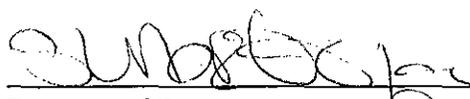
Adopted by the City Council of the City of Boulder on the
2nd day of January, 2001



Will Toor, Mayor

SEAL:

Attest:



Director of Finance
Ex-officio City Clerk