



Phillips Mobile Home Park Phase 2 Next Steps

August 6th, 2019

DHM Design | SGM | Lisa Headington | Robert Schultz Consulting

Work Session Agenda and Goals



BOCC Observations– 40 Minutes

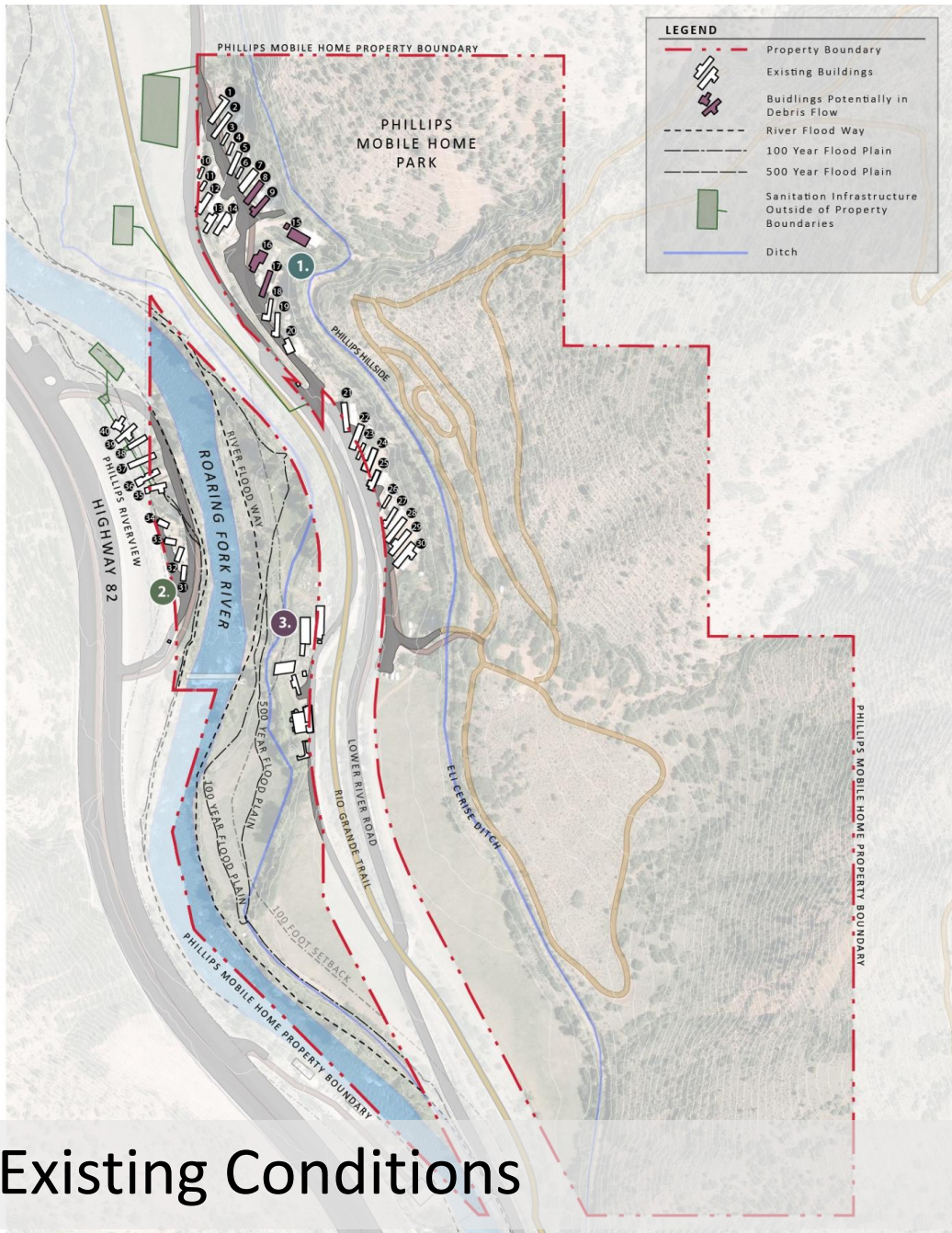
Phase 2 Timeline and Deliverables – 30 Minutes

Transition Planning – 20 Minutes



BOCC Observations

Review Observations from Site Visit | Confirm or Modify Key Assumptions



LOT OWNERSHIP & LOT COUNT

- 1. HILLSIDE LOT30 UNITS
- 2. RIVERVIEW LOT10 UNITS
- 3. MISCELANEOUS OUTBUILDINGS + RANCH HOUSE

TOTAL: 40 UNITS

Existing Conditions

Preliminary Phillips Property Cost Estimates								
Number of Units	20	30	40	50	60	70	80	96
Estimated Operating and Capital Expenses								
General Operations & Maintenance	48,623	52,283	56,219	60,450	65,000	69,550	74,419	81,000
Water/Waste Water Operations	65,000	65,975	66,965	67,969	68,989	70,023	71,074	73,000
Major Maintenance	8,000	9,000	10,000	11,000	12,000	13,000	14,000	16,000
Capital Reserves	15,000	17,250	20,250	21,750	23,250	24,750	26,250	28,500
Infrastructure Repayment*	100,000	115,000	135,000	145,000	155,000	165,000	175,000	185,000
Contingency	11,831	12,975	14,422	15,308	16,212	17,116	18,037	19,175
Total Annual	248,455	272,484	302,855	321,478	340,451	359,440	378,779	402,675
Per Unit Monthly Operating and Capital**	1,035	757	631	536	473	428	395	350
Estimated Modular Purchase/mo.	500	500	500	500	500	500	500	500
Land Purchase	208	177	153	144	138	134	125	104
Sub-Total Monthly Cost	1,743	1,434	1,283	1,180	1,111	1,062	1,020	954
Estimated Annual Household Income @33%	63,388	52,130	46,671	42,902	40,407	38,625	37,075	34,680
Aproximate APCA Category 1 Person	2	2	2	2	2	2	1	1
Approximate APCA Category 2 Person	2	2	2	1	1	1	1	1

*No Interest 20/yr. Repayment

**Most like current rental arrangement



BOCC OBSERVATIONS FROM SITE VISIT



- Design for 40-60 units on Hillside and report the financial viability of those options.
 - Additional units will be considered in order to achieve affordability for current and/or future owners given the infrastructure investments required.
- Transition away from housing on the Riverview side.
 - Technical, land ownership and financial considerations have led for planning of all units on the Hillside.

Confirm or Modify Previous Assumptions



- Ultimate mix of units still to be determined.
- Study options for tiny homes and potentially RV's.
 - Relocation of homes, tiny homes/RVs, or new manufactured home units in the area between Lower River Rd. and the Roaring Fork River.
- Larger units like quadraplexes received mixed review.
 - Expansion of manufactured housing units or multi-family housing on the Hillside and adjacent fields and bench.



- Address health and safety issues and long-term affordability of highest priority.
 - Planners may include some flexibility when considering other code issues.
- Preserve some agricultural lands.
- Improve the riparian zone in conjunction with other County agencies.
- Renewable energy and energy efficiency should be incorporated into plans.

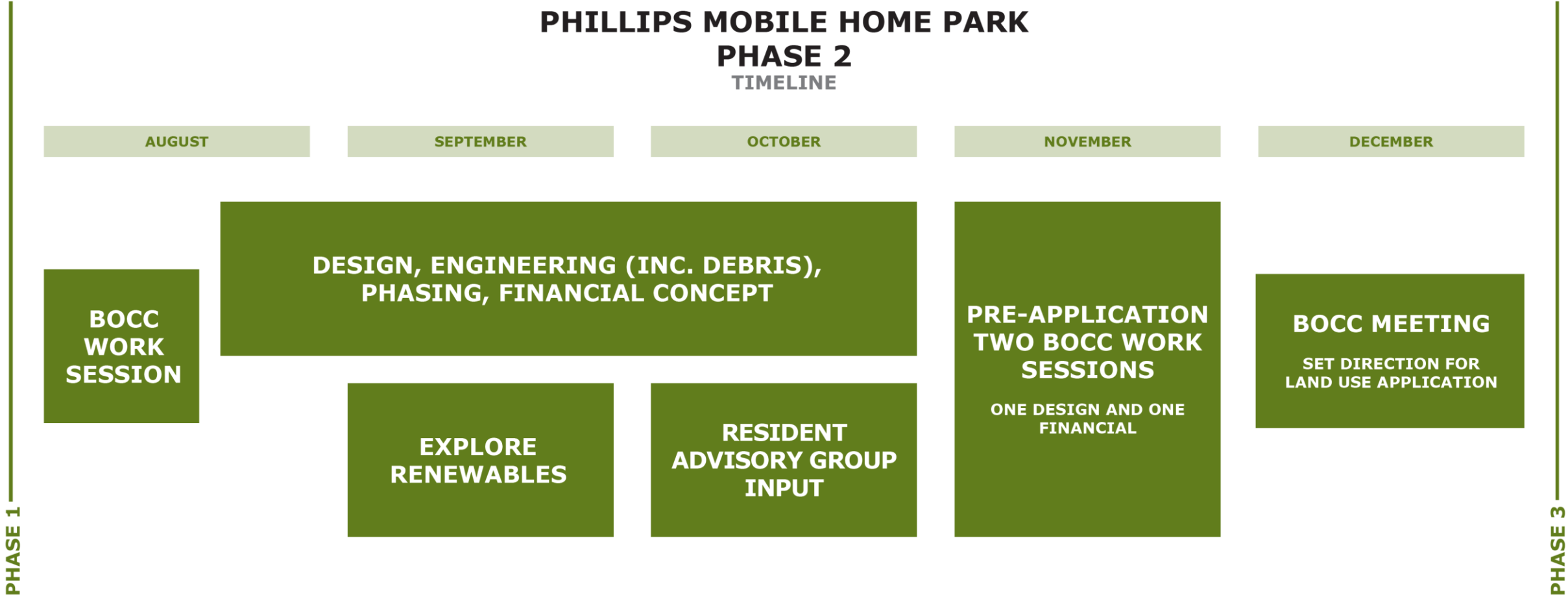


BOCC DISCUSSION FROM SITE VISIT

Phase 2

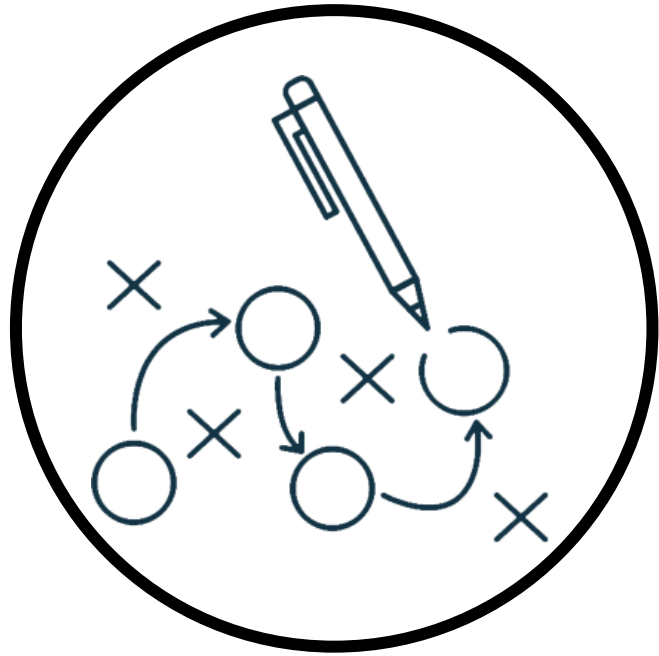
Timeline and Deliverables

**PHILLIPS MOBILE HOME PARK
PHASE 2
TIMELINE**



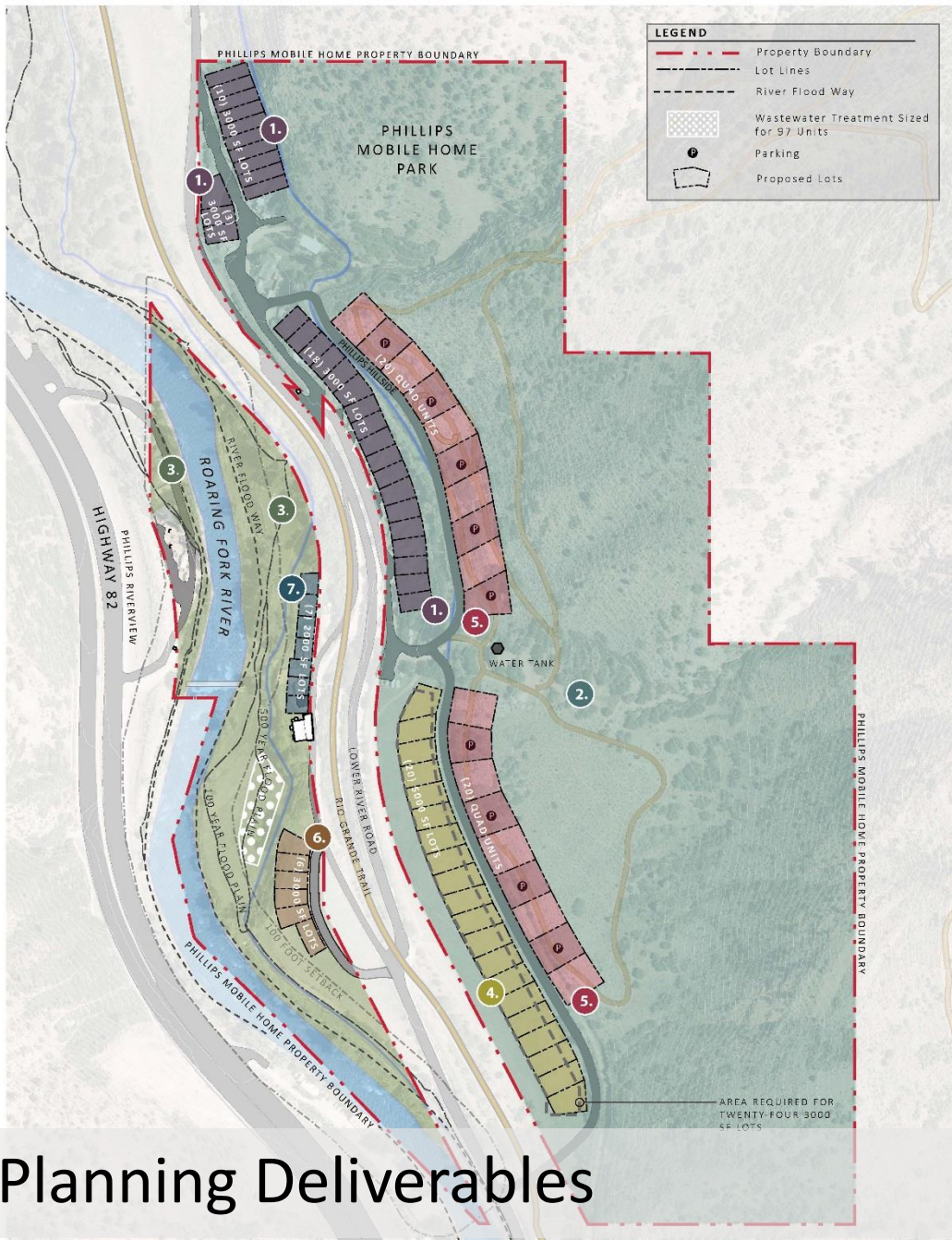


- Land-Use Plan
- Financial Concept (with staff)
- Phasing Concept (tied to infrastructure)
- Resident and community input



Next Phase of Technical Planning

- Further estimates of infrastructure
- Refine housing mix
- Evaluation and mitigation of hazards
- Assessment of existing units (high level)
- Explore renewables



A BOCC-approved sketch site plan with enough information to have a Pre-Application Conference

- Number of units and general type (SHF, MH, MFH, Tiny Home)
- Location of units
- Visual aids to display alternatives
- General approach to LUC compliance
- General phasing/transition- infrastructure relocation
- General infrastructure
- Debris flow study

Planning Deliverables

Phase 2
Timeline and Deliverables
Discussion

Transition Planning

Site Clean-Up | Policy approach | Outreach | Financial



Proceed with Clean-Up in 2019

- Fire Mitigation – create defensible space behind Hillside units.
- Clean outbuildings and sheds of trash and unwanted items.

Community Input

A final development where residents are in charge of the property is desirable



- Support Housing Security
- Bring forward proposals with resident input
 - Riverview timing
 - Replacement and relocation
 - Affordability, subsidy, and APCHA compliance/Categories
 - Access to new lots/units
 - Governance
 - Ownership Model, if any
- Update Woody Creek Caucus



Staff study of financial models and approaches

- Grant funding and partnerships.
- Potential Subsidies
- Ownership Models
- APCHA Implications and Requirements
- Explore renewable options and funding



CONCLUSIONS

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