

Capitol City Mobile Home Park Preservation Project

Safety, Housing, Education, & Homelessness Committee

March 20, 2023

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Informational Briefing

- The City of Denver has **5** mobile home parks
- Mobile homes are the largest source of unsubsidized affordable housing in the U.S
- The City and County of Denver has an interest in ensuring that mobile home parks continue to be a source of affordable housing in Denver and ensuring that residents are not displaced from their mobile homes due to rising costs/corporate investment
- City Council approved the Capitol City Mobile Home Park Preservation Project on **3/11/24**
 - Council approved **\$2,600,000** to assist with the acquisition of the site containing 78 mobile home park spaces, **60 of which are to be occupied by income qualifying households.**



4501 W. Kentucky Ave in the Westwood neighborhood in Council District 3

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Sharing Connexion, a nonprofit organization that operates a 'Real Estate Rescue' program, which preserves nonprofit and community assets by making key short-term investments to save nonprofit spaces and affordable housing. With the ability to act quickly, **Sharing Connexion will act as an interim owner by acquiring property to prevent displacement, and holding the property until the Monte Vista Housing Cooperative can acquire it.**

With the support of **Justice for the People**, the residents are in process of forming the Monte Vista Housing Cooperative and building their capacity to become the ultimate owner of the Capitol City Mobile Home Park.

Sharing Connexion expects to **hold ownership for up to three years** to allow the resident cooperative to create the management structure, legal documents, and other requirement for ownership. Sharing Connexion will sell the property to Monte Vista and it is expected that all of **the loans in the capital stack will be assumed by the cooperative.**

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- The residents of the Capitol City Mobile Home Park **voted unanimously** for Sharing Connexion to be the new owner.
- The Property must only be used for the rental of mobile home spaces. The borrower must lease sixty (60) mobile home spaces to **households with an annual income at or below eighty percent (80%)** of the Denver area median income.
 - These rental and occupancy restrictions will be secured by a covenant that will be recorded against the property and will run with the land for a minimum of **60 years**.
 - The loan is forgivable if the affordability requirements are met for the term of the loan
 - Lot rents will be limited to **50% AMI** for currently published Studio rents.

Source of Funds (\$2,600,000):

- \$2,500,000 Inclusionary Housing Ordinance Special Revenue Funds (IHO SRF)
- \$100,000 Investment Impact Special Revenue Fund (II SRF)

Questions?