

- Appreciate staff's efforts to draft code to increase preservation of naturally occurring affordable housing and increase housing stability. Appreciate the time residents have taken to submit comments.
- Also appreciate the input we received from an affordable housing developer pointing out both his appreciation for the underlying goals to protect vulnerable renters and preserve a low cost housing resource. He pointed out that from his perspective the proposal, while it prevents conversion to other uses, did not promote housing quality, doesn't ensure continued affordability and reduces the potential for new housing development in the city and he ran some numbers explaining we might be able to get more housing .
- Generally we have significant stakeholder engagement in development of draft code before it gets to the PSC so while members of the public may or may not agree with the direction staff is suggesting, a wide variety of stakeholders have been involved in the code development process at this stage of the drafting.
- I'm concerned, particularly given the input we have received from an affordable housing developer, that in the rush to do something we don't have the best approach.
- I am more comfortable with an approach that restricts conversion of manufactured home parks to cases that meet specific, easily identified standards as opposed to the more amorphous zone change process.
- To obtain a zone change approval you have to show that the proposed new zone better meets the objectives of the Comprehensive Plan than the existing zoning. I think we should make it clearer for property owners and manufactured home owners and occupants what they would have to show in order to get have a different residential use on the property .
- I propose staff go back, pull out the comprehensive plan policies they think are relevant to whether it would be appropriate to allow a different or additional type of housing on the property and use those to craft approval criteria. That would result in both the owners of the land and the owners of the homes having clarity on what needs to be shown to change the residential use and could potentially include the no net loss proposal.
- Proposed Amendment /Motion is to direct staff to modify the code to allow as conditional uses those residential uses currently allowed on these properties subject to a conditional use permit and to draft conditional use permit criteria for inclusion in Chapter 33.815.
- Chapter 33.815.010 purpose sections states in part that conditional use review provides an opportunity "to allow the use but impose mitigation measures to address identified concerns, or to deny the use if the concerns cannot be resolved."
- Conditional uses get a Type III review before a Hearings Officer with appeal to the City Council
- Examples of uses that currently have specific conditional use approval criteria in the code include
- Institutional and Other Uses in R zones 33.815.105

- Nonresidential uses on specific sites located in the RX zone within the Central Plan District 33.815.122
- Residential Uses in the IG, IG2 and IH zones zones 33.815.130