

COMMENTS	CNAME	CEMAIL	CADDRESS	CCITY	CCOMMENT
29230	eddie jones	ommpeddie@gmail.com	7120 ne killingsworth ST	Portland	My partner and I have lived in this unit for almost 15 years. We pay MH taxes/Art Tax and pay for 2 garbage cans. We've had multiple upgrades done. New shower (Low profile) New hot water tank. New wheelchair ramp (Over 40' long) New front porch. New roof and so much more. Please don't make us move. It's all we can afford.
29232	eddie jones	ommpeddie@gmail.com	7120 ne killingsworth ST	Portland	My Partner and I have lived here for over 15 years, Never late on our rent. We've installed a new roof, hot water heater, new walker ramp, new front porch, new wheelchair ramp. New wiring. As well as so much more, please don't move us. We pay MH taxes and Arts taxes, We are current in all regards.
29247	James Mayhew	charma@q.com	3441 SE 111th Ave	Portland	Housing and rent costs keep rising while wages and Social Security lag way behind. This Mobile Home Park is for 55 and older. If it is sold for high rise housing, we will probably be added to the homeless problem on the street. Please zone this property RMP we implore you.
29263	Herman Kachold	hkachold@msn.com	1501 N Hayden Island	Portland	Hi, I think the new MDP zone is a great idea. I wish that Lautrec would slowdown on raising the rent ever year. Now if we could do something about the air pollution in North Portland that would be great.
29273	Susan Hanson	sue.hanson2012@gmail.com	15656 SE Division St	Portland	It is good that our property is to be protected. this is a safe and affordable place to live. Improvements are being done regularly both by the park and by individual residents.
29503	Cora Potter	cora.potter@gmail.com	8642 SE Holgate Blvd	Portland	Expand to include parcel R146027
29523	Dominic Corrado	ncorrado@gmail.com	6917 SW 49th Ave	Portland	I wish to register my opposition to the Residential Infill Project. After reading the offered information, I find your justifications are no more than conclusory statements and wishful thinking. I don't think restrictions on personal property rights can be justified on such flimsy grounds. To the extent the RIP increases density, it creates the undesirable outcomes of crowding and reduced parking for those who purchased homes where they did specifically because of the low density nature of the neighborhood when they bought the house. This is a zoning betrayal.

29724	James Diehl jim@inssolutions.net 12895 N Image Canoe Ave	Portland	<p>At first sight the zoning change seems to be a good thing. Perhaps making it more "compliant" for the owners of the Manufactured Home Park owners. However, I fail to see what difference it would make since this park has been operating for quite a long time already under the current Zoning. I also fear that this new change in Zoning may create some change that will allow the City or others force the Residents to relocate or demolish certain Homes with little compensation. The majority of the Residents are low income and/or Minority people and can't afford to replace older Homes or spend large amounts to upgrade the building or landscaping. We just went through quite a scare recently where the City was proposing a public walkway and river access project that would require my personal home to be removed. It seems at present that this proposal has been stalled. However, I fear that this new zoning may, beneath the surface, be allowing some alternative agenda to be served. My concern is also that it may place such restrictions or requirements on the owners of the Park that they either pass on the cost to the Residents or are able to sell the property to some developer. In any event the options would be tragic for the Residents and the investment that they have made in their individual Homes. In many cases this is their most valuable (sometimes only) asset and would be basically unable to replace or even sell to recoup their money spent. Most Residents would be forced into situations similar to the "Homeless" in that they would have no Manufactured Home any longer and could not afford to replace it or to pay the astronomical high rents for apartments in the greater Portland area. There is enough of a Homeless problem in the Portland area. I hope that any zoning changes would provide more security for the Residents and their Families in every area, not just my community.</p> <p>Thank you for allowing me to voice my concerns.</p>
29849	Cora Potter cora.potter@gmail.com 8642 SE Holgate	Portland	<p>The portion of this parcel that is on the north bank of Johnson Creek is not used as an existing manufactured home/ RV park. It is a brownfield that could provide more units of affordable housing if redeveloped. Please consider leaving this portion of the parcel as commercial or multifamily zoning rather than restricting it to a use that is currently not on the site and provides less dwelling units per acre than current development potential.</p>

29855 Jake Antles jantles@gmail.com 5859 NE Alberta St. Portland

Dear Portland Planning and Sustainability Commission,
The Cully Association of Neighbors (CAN) enthusiastically encourages you to adopt the proposed Manufactured Dwelling Parks Project, which will create a new base zone for 56 manufactured housing parks citywide, contributing to the stability and longevity of these tight-knit communities.

The Cully neighborhood is home to six mobile home parks, which provide desperately needed affordable housing for over 1,000 residents, including older adults, people living with disabilities, veterans, immigrants, and families with young children. These neighbors are valued members of our community, and CAN calls on you to stabilize their housing situation by implementing the new Manufactured Dwelling Park zone.

In 2016, our neighborhood almost lost 30 low-income households when the Oak Leaf Mobile Home Park on NE Killingsworth St. was threatened with closure and redevelopment. While the Oak Leaf was preserved thanks to the tenacious organizing of its residents and other members of our community, the Manufactured Dwelling Park Project will help ensure that all of Cully's mobile home parks and nearly 60 mobile home parks citywide are preserved for current and future residents.

We are proud that Cully is a diverse neighborhood where people of color and lower-income households can find stable, affordable homes. Adopting the Manufactured Dwelling Park Project will prevent displacement and ensure stability for hundreds of our neighbors. We thank you in advance for supporting this essential affordable housing preservation measure.

Sincerely,

Laura Young, Chair of the Board of Directors
Cully Association of Neighbors

29860	James Long	gymielong@yahoo.com	1503 N HAYDEN ISLAND DR	Portland	I strongly favor the zoning proposal that supports long term stability for manufactured home communities so that they are zoned as legal uses and can continue to operate without being sold for gentrification or other development. For me and many others this type of housing option is one of last resort as the rents and home prices in the area continue to rise. I would have no place to to move in the area without this housing. I lived in the NW area until 2013 with a roommate and was displaced due to the constant increase in rents. Those of us on fixed incomes need this type of alternative. Losing my home would put me in the poor house with not enough money to move elsewhere. At 69 years old this would be devastating. I urge (beg) you to pass this new zoning proposal for all of us living in these communities.
30152	Marilyn Mauch	m_mauch@comcast.net	1724 NE 56th Avenue	Portland	Please find attached an electronic copy of my signed written testimony mailed today to your office. The letter is personal testimony in support of your adoption of a new base zone for manufactured dwelling parks.
30153	Jake Antles	jantles@gmail.com	4415 NE 87th Avenue	Portland	In advance of the June 12th PSC meeting, please find attached the Cully Association of Neighbors' comments on the Manufactured Dwelling Park Zoning Project. The CAN board unanimously supports the proposal to establish a new zoning code to preserve this essential housing type, and as importantly, the homes of our neighbors. Thank you for all your work!
30154	Jamie Willey		118035 SE Division St	Portland	See attached letter.
30155	Rose Adams		11803 SE Division St	Portland	See attached letter.

30162 Shannon Singleton ssingleton@joinpd x.org 1435 NE 81st Avenue

Portland June 1, 2018

Portland Planning and Sustainability Commission
1900 SW 4th Avenue, Suite 7100
Portland, OR 97201

RE: Manufactured Dwelling Park Project

Dear Portland Planning and Sustainability Commission,

JOIN strongly encourages you to adopt the Manufactured Dwelling Park Project. This new zoning designation will contribute to the stability and longevity of 56 manufactured housing parks citywide, which provide affordable homes for over 3,000 Portland households.

Manufactured housing parks are home to older adults, people living with disabilities, veterans, people of color, immigrants, and families with young children. In many cases, these are the only homes accessible and affordable to those who would otherwise be priced out of the city or made homeless by rising housing costs. In other cases, manufactured homes provide an opportunity for Portlanders to escape homelessness and find stable housing.

For over two decades, our organization has been working to ensure that everyone in our community has a place to call home. Each week, we help 15-20 Portlanders leave homelessness for stable housing, and unfortunately our work is only getting more difficult as the rental market tightens. Too many of our neighbors — including families working full-time and seniors and people

30167 Tom Hering m tehering@gmail.com 1908 NE 70th Avenue

Portland

The Interfaith Alliance on Poverty, representing 13 active faith-based communities, support the proposed residential multi-dwelling base zone for manufactured dwelling parks. Our attached letter sent to Mayor Wheeler and City Commissioners outlines the Interfaith Alliance's reasons for supporting this much needed policy for Portland's homelessness challenges.

30168	Dennis Wolf	azpex9@protonmail.com	13055 SE Stark	Portland	Many residents are watching the MDP issue. Two large apartment complexes went up two blocks down Stark street. We're hoping we are not next. I personally think the parks could be upgraded into practically luxury trailers if some imagination were used. I'll volunteer to lead such an effort. We've been at Mobile Village since 2003 and our current space is our third here on the same street!! Finally found the best one! There are more kids living in the park and it's a happy and rather safe environment. I personally can't stand apartment living and would move to Gresham or elsewhere if need be. Maybe apartment dwellers should give trailers a second look; that is if they still can think from all the racket in most apartment compounds. No thanks...but thank you for hearing our concerns and recommendations.
30169	marcy lords	henerylords@gmail.com	3441 se 111th ave	portland	I am a senior woman living on a strict budget. Having rectal cancer the medical bills has been hell. If I lose my home I have no place to go. I do not know what I am going to do.

30170 Michael mscott@soonerho 2331 N Menzies Ct Portland As a homeowner in the Hayden Island Manufactured Home Community, a park
Scott ops.com included in the proposed MDP re-zoning, I have a vested interested in the
outcome of this effort - and want to register my support for the plan.

The influx of new residents to Portland has changed the character of city. Rising housing prices have pushed more and more people out. Today, manufactured home parks are one of the last affordable housing options for people who want to stay in Portland. Theyâ€™re home to lower-income families struggling to get by, disaffected minorities searching for a place of their own, retired people living on fixed incomes, and folks facing physical and mental disabilities.

Losing a manufactured home community is a crisis on two fronts. Itâ€™s well understood that residents face the challenge of finding new affordable housing. However, whatâ€™s frequently unrecognized is that park closures often mean the total loss of the residentâ€™s home. Despite the moniker, many â€œmobileâ€ homes are too old to be moved, and even if they could be moved, thereâ€™s no place for the physical structures to go. When manufactured homes have to be scrapped, these park closures rob the most vulnerable of whatâ€™s often their biggest asset.

Preventing the redevelopment of manufactured home communities is a tough task, and re-zoning is certainly no panacea. That said, itâ€™s one small step that helps us preserve our communities. If property redevelopers must face a Portland city council hearing before closing a park in one of these proposed MDP zones, theyâ€™ll get a fight - and itâ€™s a fight that I have confidence weâ€™d win.

30173 Anthony Bencivengo anthony@pdxtu.or 4815 NE 7th Ave Portland

Dear Commissioners,
Relying on the private market to build and maintain affordable housing has been a dismal failure. The Portland Housing Bureau's 2018 State of Housing Report confirmed what many renters already know: There are only three neighborhoods in the entire city where the average renter can afford a two-bedroom apartment (all in far east Portland), and for renters of color and single mothers that number is zero. Mobile and manufactured home parks are a relatively cheap housing option for many renters (and homeowners) with few other places to go. Portland has 56 manufactured home parks, home to diverse and tight-knit communities that include working-class families, immigrants, and renters locked out of other housing options by high rents and restrictive screening criteria. Gentrification is hitting manufactured home tenants hard. 6 manufactured home parks have closed in the past 2 years alone, and of the 56 which remain 50 are located in areas of the city such as East Portland, where displacement risk is high. It is vitally important the city takes action to protect manufactured home park tenants from being

30176 richard lytle rikalanlytle@gmail.com 1503 N. Hayden
Island Drive portland

I have lived here on the Island for over four years, after being displaced by rent increases in NW Portland. We were lucky to get a place here or we would have had to leave Portland. We are too wealthy to qualify for subsidized housing, if one calls 50000 a year for two people with health issues a lot of money. Most of these people here really take care of their homes and many have made substantial improvements to their dwellings. There are many elderly people here and poorer families. Please support the zoning change, which will protect us all from losing everything if the park was developed. Most people here would lose everything if we are displaced. Portland is a great place and we all deserve a shot at living here, we are all part of a balanced community. The zoning change will let us live our lives with dignity and peace of mind.

30178 Ed ed@turtleislandde 907 NE Thompson Portland Dear Members of the Portland Planning and Sustainability Commission,
McNamara v.com

I fully support the worthy goals - protecting vulnerable renters and preserving a low-cost housing resource - that seem to be the basis for the proposed Manufactured Dwelling Park (MDP) land use designation. However, it appears to me that the MPD is not an effective strategy to achieve those goals. It prevents conversion to other uses, but does nothing for housing quality and does not ensure continued affordability.

I would ask you to consider other alternatives. One option might be to apply a "no net loss" policy to the existing parks. This would require a one-for-one replacement of the affordable units as part of any redevelopment. There may be other options also.

I am certainly not an expert in the challenges of mobile home parks, but based on my reading of the MDP proposal and my limited knowledge, here are the major problems I see with it:

1. PROTECTS THE STRUCTURES - OR AT LEAST THE LAND USE - RATHER THAN PROTECTING THE TENANTS

A) Renter protections - There are no affordability requirements or income limits in place now or being added as part of this proposal.

B) Quality of the existing housing " The structures that are being protected may not be in good condition. The older trailers owned by the parks are often not energy-efficient, are often not ADA accessible (baths, kitchens, doorways, etc.), they may not be well-maintained, and they may contain asbestos.

30180 Ed ed@turtleislandde 907 NE Thompson Portland I am attached a revised version of the letter I submitted yesterday. The only
McNamara v.com change is that I moved my recommendations from the end of the original letter up closer to the beginning.

30184	Laura Hallett	Grandmahallett@gmail.com	6415 NE Killingsworth St	Portland	<p>I do not support this zoning change as I fear that our homes will be in jeopardy if it passes. The majority of mobile home parks are owned by investors. Restricting the investors future choices will only force his hand. If this is passed he will only have two choices in making his investment more profitable. 1) increase rents And do few repairs 2) close the mobile home park for redevelopment of a high end mobile home park. I also wonder if the city restricts this industry what industry will be next.... will the grocery store be zoned as a grocery store for all of time. If you read the media accounts of the Oak Leaf Mobile Home Park in NE Portland you will see that The redevelopment has cost approx \$195,000 per space. And the number of spaces have been dramatically reduced. They say that the homeowners will be welcomed back once the rehab is complete.... but they will no longer be homeowners but renters with a possibility of purchase... how did this protect the low income homeowners. If you look up the information on the Oregon manufacture closure websit you will see that only 4 very small parks have closed since 2004 and NONE of them have been redeveloped into anything, so I am not understanding the urgency. This link will tell you the story of the Arbor MHP from 2007 to the present day. Zoning changes are not needed what is needed is support to these communities and a mutual partnership with the owners to re-discover more communities</p> <p>https://www.youtube.com/watch?v=DljEDXYfdk8&feature=share</p>
30205	Tom Dana		1501 N Hayden Island Dr.	Portland	Letter attached.

30206 Adam Brunelle
adam@greenlents. 4244 SE 91st Ave
org

PORTLAND
D To the Planning & Sustainability Commission,

I am writing on behalf of Green Lents to express our strong support for the proposal to permanently protect manufactured dwellings in the land use code. These dwellings provide immensely important housing that is affordable for people living on very low incomes. For many, this housing is just one step away from displacement and living on the streets. As a city, we must ensure that we have a wide range of affordable options, particularly those at the lower end of affordability (0-30% MFI). Changing the zoning designation guarantees that these dwellings will remain possible, and affordable compared to other housing. Without this zoning change, increasing land values will likely force re-development of these sites in a way that eliminates this very affordable housing.

This is an issue that impacts Lents greatly. Our deep engagement in six different languages with over 2,000 people in the last 3 years has shown us the importance of housing as Lents experiences rapid gentrification and displacement. We have heard repeatedly from very low-income renters we have engaged that manufactured and mobile homes are their most promising housing type--particularly as they are looking to build wealth and eventually own a home. Manufactured homes are thus a more realistic ownership opportunity, and a more affordable rental opportunity. Manufactured home parks play a vital role in creating thriving community for people who cannot afford to live anywhere else. Lents is a neighborhood with quite a few manufactured home parks, and we believe it is imperative to protect them.

Existing parks in Lents:

30207	Jennie Hanke	jencaer@comcast.net	16745 SE Division	Portland	<p>I am a low income senior citizen that lives at Mobile Estates Park for seniors over the age of 55. If it wasn't for this mobile home park, I would be homeless along with many of my fellow residents here and next door at Portland American Mobilodge Park.</p> <p>I sincerely hope that something can be done to prevent the owners of the mobile home parks in Portland from selling the properties and putting in apartments and houses. If the mobile home parks are taken away the homeless population will grow instead of decreasing. This would include senior citizens, families with children and adults.</p> <p>The previous apartment complex that I lived in is now over \$1,000.00 a month for 500 square feet without washer and dryer hookups in the apartment. If I lived there now, I would have \$252.00 a month for utilities, food, medicine, doctor bills and laundry. There is no way that I could live on that.</p> <p>By preventing the owners from selling the properties for other usage will help with the growing homeless population.</p> <p>Sincerely,</p> <p>Jennie Hanke</p>
30209	Donna Hatley		1503 N Hayden Island Drive	Portland	Letter attached.
30210	Cori-Ann Woodard		16745 SE Division	Portland	Letter attached.
30211	Beverly Matsko		11803 SE Division St	Portland	Letter attached.
30212	Marilyn Mauch		1724 NE 56th Ave	Portland	Letter attached.
30213	Terrence McDonald		2890 Chad Drive	Eugene	Letter attached.
30216	Mary Lou Adams		1503 N Hayden Island Dr.	Portland	Letter attached.

30217	Jamie Willey		11803 SE Division St	Portland	Letter attached.
30225	KRISTY OVERTON	kristygoverton@g mail.com	2625 SE HAWTHORNE #225	PORTLAN D	I enthusiastically support this! Let's protect these home owners (and this stock of affordable housing).
30233	Jessica Conner	jessica.conner@po rtlandoregon.gov	421 SW 6th Ave	Portland	This letter is being submitted by Portland Housing Bureau staff on behalf of and at the request of the Portland Housing Advisory Commission (PHAC).
30234	Phil Grillo	philgrillo@dwt.co m	1300 SW 5th Ave	Portland	See attached letter submitted by Phil Grillo, on behalf of MHCO. Thank you!
30236	barbara kyle	BARBARA KYLE <B36KYLE@msn.co m>	15656 SE Division St #58	portland	<p>Please protect the parks for mobile homes and RV's to prevent making more people homeless.</p> <p>I was totally shocked to become aware of high cost of rent and cost of houses here in Portland. I moved here to be near family.</p> <p>The rent for my RV space is more than my house payment was in Phoenix, AZ.</p> <p>Thank you for your consideration of the many people affected when a mobile home park is ended and residents forced to move.</p> <p>Barbara Kyle 15656 SE Division St #58 Portland, Oregon 97236</p>
30237	Cameron Herrington	cameronh@livingc ully.org	6899 NE Columbia Blvd	Portland	<p>Please vote yes and immediately advance the MDP zone change to City Council for final adoption.</p> <p>-Cameron Herrington, Living Cully</p>
30241	Phil Grillo	philgrillo@dwt.co	1300 SW Fifth Ave	Portland	Letter attached.
30243	Shannon Singleton and Chris		PO Box 16490	Portland	Letter attached.
30249	Michelle Moulton	moul@pdx.edu	5543 NE Going St.	Portland	See Attachment

30252 Adam Brunelle adam@greenlents.org 4244 SE 91st Ave Portland *NOTE- This testimony is being sent to correct previous testimony which included an error. It also includes an attachment which is on official Green Lents letterhead. Ideally, I would like to retract comment #30206 and replace it with this comment. No worries if they both remain.

June 11, 2018

Re: Manufactured Dwelling Park Project
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To the Planning & Sustainability Commission,

I am writing on behalf of Green Lents to express our strong support for the proposal to permanently protect manufactured dwellings in the land use code. These dwellings provide immensely important housing that is affordable for people living on very low incomes. For many, this housing is just one step away from displacement and living on the streets. As a city, we must ensure that we have a wide range of affordable options, particularly those at the lower end of affordability (0-30% MFI). Changing the zoning designation guarantees that these dwellings will remain possible, and affordable compared to other housing.

Without this zoning change, increasing land values will likely force re-development of these sites in a way that eliminates this very affordable housing. This is an issue that impacts Lents greatly. Our deep engagement in six different languages with over 2,000 people in the last 3 years has shown us the importance of housing as Lents experiences rapid gentrification and displacement. We have heard repeatedly from very low-income renters we

30253 Scott Hilgenberg scott.hilgenberg@gmail.com 2603 SE Yamhill st Portland Please see the attached comments from Housing Land Advocates in support of the Manufactured Dwelling Park Project.

Thank you,
Scott Hilgenberg
Secretary
Housing Land Advococtes

30254 Nick Sauvie nick@rosecdc.org 5215 SE Duke Street Portland

Dear Portland Planning and Sustainability Commission,

ROSE Community Development strongly urges you to adopt the Manufactured Dwelling Park zone change at your hearing tonight. Over 3,000 very low-income families remain in danger of displacement while their mobile home parks are unprotected from redevelopment.

In a perfect world, non-profit housing developers such as ROSE would be able to build new homes all over the city and keep them permanently affordable for working families, senior citizens, and people with disabilities. However, we do not live in that perfect world.

The public and non-profit sectors do not have funds available to purchase Portland's existing mobile home parks, much less redevelop them with new housing. Until we arrive at some unforeseeable future, in which there is a massive surplus of affordable housing funds dedicated to providing new homes for the residents of mobile home parks, it is irresponsible and unjust to leave 56 parks in danger of market-rate redevelopment. The most vulnerable residents will lose their homes.

ROSE and other community development corporations are in the business of building new affordable housing. The problem we face is not a lack of land for us to buy; it is a lack of funds to purchase land and develop on it. Having the option of buying existing mobile home parks and build apartments there will not solve our affordable housing crisis. Instead, it will exacerbate the crisis by allowing market-rate developers to kick low-income Portlanders out of their homes in these parks.

30258 Brandon Brezic Brandon@casaofor
egon.org 20508 SW Roy
Rogers Sherwood

Please see attached testimony on behalf of Peter Hainley, Executive Director of CASA of Oregon. Thank you for your consideration.

30261	Rose Ojeda rojeda@haciendac dc.org	6700 NE Killingsworth	Portland	<p>In addition to my official Letter of support from Hacienda. I want to add that as a former developer of cooperative manufactured housing communities throughout Oregon, most of the individuals I met who are living in these communities were very low income seniors and individuals with disabilities. Many also in varying stages of addictions recovery. These are our most vulnerable citizens, and we must take action to protect their homes and communities. The proposed Manufactured Dwelling Park zoning change will achieve that goal.</p>
30269	Karen Eichenberger littlekme@yahoo.c om r	3348 SE 1112th Avenue	Portland	<p>Back in 2005, I lost my spousal equivalent to cancer. Unable to financially keep the residence we lived in as a single wage earner, I had to sell. After paying his medical expenses, funeral costs, etc. I was left with a small amount of equity to move. 50% of the money was held up in Probate and not usable. With my 1/2 of the equity, I borrowed the remainder to acquire the manufactured home I reside in now. I chose a manufactured home as I knew it would be cheaper to pay Space rent over Apartment rent. I only had about \$500 a month to use towards rent.</p> <p>In 2010, I had heart attack and other health issues arise. I was off work for 6 months. I now have emphysema and IBS. My job, a place where I have been for 14 years (felt secure), now limits us to certain amount of hours each year. We are getting called off if one drop of rain falls. My gross income is less than \$1000.00 a month. I get Food Stamps, so I can eat and am on the Oregon Health Plan, so I can medical care and prescriptions.</p> <p>Due to my age jobs are harder to get. Being a one income household, I cannot afford to move into an apartment as rent is astronomical. Where do I move my home? How do I pay for that? Questions, Questions....stress, yes!</p> <p>It has appeared over the last few days, we have had surveyors on the property. When asked "Who are you?" "What are you doing?" The answer was "You will have to talk to Mark". We have not gotten ANY information from our park owner. "Rumor" is... he is selling, has a potential buyer, but, no money exchanged yet. With the surveying that has been witnessed by tenants, looks like measuring for new units.</p> <p>Please create the new Zoning Base for Manufactured Dwelling Parks, so I don't have to move my home out of Kelly Butte. I have NOWHERE to go.....</p> <p>Thank you for time and consideration, Karen</p>

30270 Karen littlekme@yahoo.c 3348 SE 1112th Portland
Eichenberge om Avenue
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Back in 2005, I lost my spousal equivalent to cancer. Unable to financially keep the residence we lived in as a single wage earner, I had to sell. After paying his medical expenses, funeral costs, etc. I was left with a small amount of equity to move. 50% of the money was held up in Probate and not usable. With my 1/2 of the equity, I borrowed the remainder to acquire the manufactured home I reside in now. I chose a manufactured home as I knew it would be cheaper to pay Space rent over Apartment rent. I only had about \$500 a month to use towards rent. In 2010, I had heart attack and other health issues arise. I was off work for 6 months. I now have emphysema and IBS. My job, a place where I have been for 14 years (felt secure), now limits us to certain amount of hours each year. We are getting called off if one drop of rain falls. My gross income is less than \$1000.00 a month. I get Food Stamps, so I can eat and am on the Oregon Health Plan, so I can medical care and prescriptions. Due to my age jobs are harder to get. Being a one income household, I cannot afford to move into an apartment as rent is astronomical. Where do I move my home? How do I pay for that? Questions, Questions....stress, yes! It has appeared over the last few days, we have had surveyors on the property. When asked "Who are you?" "What are you doing?" The answer was "You will have to talk to Mark". We have not gotten ANY information from our park owner. "Rumor" is... he is selling, has a potential buyer, but, no money exchanged yet. With the surveying that has been witnessed by tenants, looks like measuring for new units. Please create the new Zoning Base for Manufactured Dwelling Parks, so I don't have to move my home out of Kelly Butte. I have NOWHERE to go..... Thank you for time and consideration, Karen

30274 Oriana Magnera
oriana@nwenergy.org
8745 N Wayland Ave.
Portland

Dear Portland Planning and Sustainability Commission,

The NW Energy Coalition is an alliance of roughly one-hundred civic and human services, renewable energy, and energy efficiency organizations and businesses and progressive utilities throughout the Northwest. Members are united around energy conservation, renewable generation, fish, wildlife and habitat restoration as affected by the energy system, and low-income and consumer protections. While we do not typically weigh in on Multnomah County or City of Portland matters, we feel it is important to encourage you to adopt the Manufactured Dwelling Park Project. This new zoning designation will contribute to the stability and longevity of 56 manufactured housing parks citywide, which provide affordable homes for over 3,000 Portland households.

We support for the Manufactured Dwelling Park Project from the perspective of housing preservation and weatherization. Manufactured housing parks are home to older adults, people living with disabilities, veterans, people of color, immigrants, and families with young children. In many cases, these are the only homes accessible and affordable to those who would otherwise be priced out of the city or made homeless by rising housing costs. In other cases, manufactured homes provide an opportunity for Portlanders to escape homelessness and find stable housing.

Oregon is home to over 80,000 manufactured homes built before 1980, 60,000 of which are owned or rented by people experiencing lower incomes. Many of these homes are in such poor condition that they cannot be weatherized and must be replaced with more energy efficient models, and residents spend 70% more on energy per-square foot than site-built homes,

30278	Sandra Lovingier	sassi1969@gmail.com	3348 se 112th Ave #5	Portland	I am a 53 years old single female... Disabled with Multiple Sclerosis... I recently had 2 back surgery's and now can no longer work...I've put every penny of my savings into this home and if they closed this park I would be homeless and loose everything...The owner has had surveyors in the park all week...I'm so afraid of loosing my home...I bought it 8 years ago and since then I've updated all the plumbing, new roof, new heat pump and furnace, new hot water heater, new carpet and paint...ect I've worked really hard to make it a home and to think the owner can just tell me he's closing the park and I have 1 year to move my home is terrifying...I would never have the money to move it or buy property to put it on...Thank you for listening..Sandra Lovingier...
30287	Andr�e Tremoulet	atrem@pdx.edu	2096 NE 56th Ave	Portland	Letter attached.
30292	Laura Peraza	Lperaza8@gmail.com	6415 ne killingsworth st	Portland	Please help us passing the law. Please
30293	Manuel Ku	ManuelK@friendsoftrees.org	6415 ne killingsworth	Portland	I hope you can pass the law. Please help us
30294	Madeleine Norman	Madrnorman@gmail.com	5026 NE 57th Ave	Portland	I am a Portland homeowner and would like you to adopt the original manufactured dwelling park zoning proposal and reject any amendments that make it easier to redevelop a park
30295	April Kayser	aprilkayser@gmail.com	2220 NE Alberta Street	Portland	Dear Commissioners I call on you to adopt the original manufactured dwelling park zoning proposal and reject any amendments that make it easier to redevelop a park. Mobile home residents deserve your strong support. Thank you, April
30296	Phyllis Jaskowiak	phyllis.jaskowiak44@gmail.com	2306 NE Siskiyou Street	Portland	Please pass the original proposal about Mobile Home parks not being developed. The amendments seem to erase the original proposal.
30304	Kevin Wrede	kevinwrede@gmail.com	6321 NE 37th Ave	Portland	Please keep the proposal amendment-free. They serve to weaken it.

30307	marianne mauldin	mariannemauldin @gmail.com	4335 NE 40th Ave.	Portland	<p>Dear City of Portland Commissioners,</p> <p>Please adopt the original manufactured dwelling park zoning proposal and reject any amendments that make it easier to redevelop a park. Thank you for your thoughtful consideration.</p> <p>The families affected are members of our church and folks that my husband and I deliver emergency food and clothing to. They are hard-working, valuable members of our community and need all of our support.</p> <p>Warm regards, Marianne Mauldin</p>
30308	Katherine Brown	kbrown35pl@gmail .com	5921 E. Burnside	Portland	<p>As someone who currently lives in subsidized housing, I understand the need for permanent affordable housing. People living in manufactured homes need to feel that their homes cannot be displaced without regard for their inability to move their homes or find alternate sites.</p>
30309	Don Tarbutton	don.tarbutton@gm ail.com	4653 NE Killingsworth St, Unit 27	Portland	<p>Adopt the original manufactured dwelling park zoning proposal and reject any amendments that make it easier to redevelop a park.</p>
30311	Mary Pierce	shaggymaggy4 @comcast.net	5341 NE 36th Ave	Portland	<p>There is such an urgent need for affordable housing in Portland. Having been a single mother with 2 children I know how difficult it is to live and work in Portland and not worry about keeping a roof over my family's head. Our daughter is a single mother who gets no child support or government assistance and she and her son can not afford to live in Portland, the town she grew up in. These people need to know that they are "safe" living in their mobile home parks. Their families need the security of knowing they can live where they have been for a long time. They look out for one another and take pride in the homes they have.</p>

30312	Mary Pierce	shaggymaggy4@co mcast.net	5341 NE 36th Ave	Portland	There is such an urgent need for affordable housing in Portland. Having been a single mother with 2 children I know how difficult it is to live and work in Portland and not worry about keeping a roof over my family's head. Our daughter is a single mother who gets no child support or government assistance and she and her son can not afford to live in Portland, the town she grew up in. These people need to know that they are "safe" living in their mobile home parks. Their families need the security of knowing they can live where they have been for a long time. They look out for one another and take pride in the homes they have.
30313	Molly O'Harrow	mollyoharrow@gm ail.com	5203 NE 57th Ave	Portland	Please, I stand with my Portland neighbors in Cully and other Portland neighborhoods to encourage you to adopt the original manufactured dwelling park zoning proposal and reject any amendments that make it easier to redevelop a park. It is crucial to protect low income housing in Portland!
30314	Lara Pacheco	sheetslg@gmail.co m	6520 NE Wygant St	Portland	Adopt the original manufactured dwelling park zoning proposal and reject any amendments that make it easier to redevelop a park.

30315	bahram adrangi	adrangi2@yahoo.com	p o box 83731	Portland	<p>Good morning. I know that the testimony deadline was the 12th. However, I would like to offer the following.</p> <p>I represent Sahand LLC (SLLC) as the authorized agent. The SLLC owns a mobile home park (MHP) located at 10852 SE Stark Street, Portland, Oregon, 97216. I oppose the zoning change of the above property for the following reasons:</p> <ol style="list-style-type: none"> 1. SLLC owns all the mobile homes and rents no spaces to mobile home owners. Essentially it is a mobile home apartment park. 2. There are only about 30 units on almost 1.5 acres. 3. Plans have always been to develop it as an apartment or condo complex. Our zoning in the Gateway District permits 45-62 units per acre. 4. Rather than wasting the 1.5 acres for 30 units, it would be more efficient to develop this property up to almost 90 units. This should alleviate some of the housing shortage for the anticipated 250 thousand influx of people into Portland. 5. Constraining our plans for development, or changes in zoning would drastically impact the value of our property and its potential benefits to the city in terms of more housing. 6. I believe the city is planning on increasing the supply housing rather than impeding it. Rezoning this MHP is counter to the city objectives and surely will exacerbate the housing shortage, by curtailing development, rendering rents even more unaffordable.
30316	Walt Quade	wquade@comcast.net	6110 NE 53rd. Pl.	Portland	<p>With property costs rising at an astronomical rate here in Portland, our mobile home parks are going to be nonexistent in another few years if you don't do something now. Most mobile home park owners don't care about their tenants so if you don't do something now, about affordable, infill housing for our most fragile Portland citizens, their housing will cease to exist and these people will be on the streets, homeless.</p>
30317	Ann Rad	theannrad@gmail.com	4634 ne simpson st	portland	<p>Adopt the original manufactured dwelling park zoning proposal and reject any amendments that make it easier to redevelop a park.</p>
30321	Gabriel Triplett	gab@stcharlespd.org	6482 NE Killingsworth ct	Portland	<p>Please see attached file</p>
30323	Tammie Driver		13045 SE Stark St	Portland	<p>Letter attached.</p>

30324	JoAnn Herrigel		1141 SW Morrison St	Portland	Letter attached.
30325	Julia Tienson	jtienson@gmail.com	6318 NE Going St.	Portland	I have been volunteering with Living Cully for the past year and half. They have done a tremendous amount of work to clean up mobile home parks and ensure that residents are able to stay in their homes. In today's housing market and with rental prices continually increasing, mobile homes are a more sustainable and affordable residence for many. If these lands are redeveloped and not protected it will contribute to further displacement and homelessness in the midst of a housing crisis. With the amount of condominiums I see being built, developers have plenty of land already. Folks who are already on the fringes, living at or below the poverty line, will be severely impacted by your decision and it is important that we put laws in place to keep the land their homes reside on stable and protected. Housing is a basic human right and necessity.
30326	Michael Hoffman	Kitehike@gmail.com	5405 NE Alberta ST	Portland	<p>I am a homeowner a couple blocks from Kilingsworth.</p> <p>My family all my neighbors & my neighborhood watch group Do not want special protections for mobile homes. Other than the 3 months notice renters get.</p> <p>I grew up in sandy mobile home park so I do understand how hard it can be when U own a mobile & get evicted.</p> <p>But U should know that when u buy one. 3 months notice or buyout like renters is far more protection than most cities have.</p>
30327	Virginia Wilkinson	jinnyw@q.com	3612 NE Cesar Chavez Blvd.	Portland	<p>I grew up in a mobile home & Inve</p> <p>I urge you to adopt the original dwelling park zoning proposal and reject any amendments that make it easier to redevelop a park. Adopting the proposal in its original form will help keep many on limited incomes who cannot pay the very high Portland housing costs in their homes and preserve them for future residents.</p>
30593	John Mulvey			Portland	See video
30594	Sarah Iannarone		12075 SE Powell Blvd	Portland	See video
30595	Mark Wyman	mark.wyman@energytrust.org	421 SW Oak St	Portland	See video

30596	Doug Klotz		1908 SE 35th Pl	Portland	See video
30597	Anthony Bencivengo	anthony@pdxtu.org	4815 NE 7th Ave	Portland	See video
30598	Stevi Rae		4556 NE Killingsworth St	Portland	See video
30599	Vanessa Stephens		7120 NE Killingsworth St	Portland	See video
30600	Linda Dentler		6415 NE Killingsworth St	Portland	See video
30601	Laura Peraza		6415 NE Killingsworth St	Portland	See video
30602	Teresa Walton		13115 SE Foster Rd	Portland	See video
30603	Tarri K Borchers		15768 SE Powell Blvd	Portland	See video
30604	Juana Hernandez		6415 NE Killingsworth St	Portland	See video
30605	Wayne E Repp		3441 SE 160th Ave	Portland	See video
30606	Edith		13045 SE Stark St	Portland	See video
30607	Richard Young		9945 NE Sandy Blvd	Portland	See video
30608	Mel Vietzke		13457 SE Pardee Dr	Portland	See video
30609	Marilyn Littlejohn		9945 NE Sandy Blvd	Portland	See video
30610	JoAnn Herrigel	joann@eldersinaction.org	1411 SW Morrison St	Portland	See video
30611	Jamie Willey		11803 SE Division St	Portland	See video
30612	Earl Sturos	smsturos@gmail.com	3345 SE 112th Ave	Portland	See video
30613	Carol Chan		5215 SE Duke St	Portland	See video
30614	Jenny Frey		7041 NE Killingsworth St	Portland	See video
30615	Jake Antles	jantles@gmail.com	5859 NE Alberta St	Portland	See video

30616	Mike Connors	mike@hathawaylar son.com	1331 NW Lovejoy St	Portland	See video
30617	Veronica Martinez		7916 SE 89th Ave	Portland	See video
30618	Ana Valeria Martinez		11803 SE Division St	Portland	See video
30619	William McArthur	mjstuart49@gmail. com	1503 N Hayden Island Dr	Portland	See video
30620	Chelsea Powers	chelseapowers@g mail.com	7213 SE 60th Ave	Portland	See video
30621	Melicia Torres		6415 NE Killingsworth St	Portland	See video
30622	Janice Smith		5918 SE 122nd Ave	Portland	See video
30623	Cindy Smith		5918 SE 122nd Ave	Portland	See video
30624	Victoria Keiffer	v_keiffer@yahoo.c om	13141 SE Powell Blvd	Portland	See video
30625	Mary Kyle McCurdy	mkm@friends.org	133 SW 2nd Ave	Portland	See video
30626	Cameron Herrington		6899 NE Columbia Blvd	Portland	See video
30627	Susan Knoke	susanknoke@aol.c om	6415 NE Killingsworth St	Portland	See video
30628	Stuart Wall	stuartdbahh@yaho o.com	4223 SE 136th Ave	Portland	See video
30629	Xochitl Toscano		10315 NE Sandy Blvd	Portland	See video
30630	Barry Joe Stull		10852 SE Stark St	Portland	See video
30631	Greg Lee Ramirez		9945 NE Sandy Blvd	Portland	See video
30632	Susan R Cook	meadowcrestfarme states@gmail.com	16430 SE Powell Blvd	Portland	See video
30633	Maria Teresa		11803 SE Division St	Portland	See video

30634	Michael Osborne		15103 SE Powell Blvd	Portland	See video
30679	Denise Varnado	denivarnado@gmail.com	13055 SE Stark St.	Portland	My mobile home is very important to me. When I became permanently disabled I sold my stick built home and bought my mobile home. I invested all of my money into remodeling my mobile home to make it a nice and secure home. I also spent hundreds of hours and dollars creating beautiful flower, vegetable and berry gardens. Because of my very limited income, I could not afford to live any where else. If the land were to be sold underneath me, I could never recover the thousands of dollars I have invested in making my mobile home a nice and safe place for my senior years. I have many good friends and neighbors in my park, we all look out for one another. I feel safe and happy here. If the park were to be sold as something other than a mobile home park , I would loose everything I have invested in. I could not afford to live any where else and could not recover the investments I have made in my home and yard. Like many of my neighbors, I would become homeless. With my many disabilities, being homeless would be like a death sentence. My home and community a very important to me.
30680	Mary Sturos	smsturos@gmail.com	3348 SE 112th Ave	portland	I urge you to vote yes to recommend the proposed Manufactured Dwelling Park zone change.We have already seen surveyors in our park and in our yard . We are retired and will not be able to afford alternative housing. We would end up homeless.
30683	Phil Grillo	philgrillo@dwt.co	1300 SW 5th Ave	Portland	Letter attached.
30686	Brenna Bailey	brenna.k.bailey@gmail.com	6723 NE Killingsworth St	Portland	On behalf of mobile home park youth residents.
30687	Brenna Bailey	brenna.k.bailey@gmail.com	6723 NE Killingsworth St	Portland	On behalf of youth in the mobile home parks
30688	Brenna Bailey	brenna.k.bailey@gmail.com	6723 NE Killingsworth St	Portland	On behalf of youth in the mobile home parks
30689	Brenna Bailey	brenna.k.bailey@gmail.com	6723 NE Killingsworth St	Portland	On behalf of youth in the mobile home parks
30690	Brenna Bailey	brenna.k.bailey@gmail.com	6723 NE Killingsworth St	Portland	on behalf of youth in the mobile home parks
30691	Brenna Bailey	brenna.k.bailey@gmail.com	6723 NE Killingsworth St	Portland	On behalf of youth in the mobile home parks

30692	Brenna Bailey	brenna.k.bailey@gmail.com	6723 NE Killingsworth St	Portland	On behalf of residents in the mobile home parks
30697	Doug Klotz	dougurb@gmail.com	1908 SE 35th Pl	Portland	Chair Schultz and Commissioners: I support the Manufactured Dwelling Park Proposed Draft, and urge you to also support it. I am concerned that there are some amendments proposed to PSC that could weaken the protections that the proposal offers. Please recommend the regulations proposed, to offer the maximum protection for these valuable housing opportunities.
30698	Terese Kelly	tessiemail@yahoo.com	5324 NE Ainsworth	Portland	I don't understand why there's any hesitation to adopt the original manufactured dwelling park zoning proposal. There are 3,000 affordable homes at stake for our neighbors who would otherwise likely be homeless. All amendments that would make it easier to redevelop these parks should be rejected. We cannot, as a city, keep kowtowing to developers at the expense of our own humanity. Our housing crisis has become a moral issue.
30699	Sarah Carolus	scarolus3@gmail.com	5133 NE Multnomah	Portland	I feel that the original proposal to protect Portland's 56 Mobile Home Parks with a zoning change should be kept intact. Those who live in the mobile home parks are some of the cities more vulnerable citizens. To displace them for any reason, even to create new affordable housing, seems unnecessary and cruel. The mobile home owners would lose their investments and communities would be uprooted. Please protect the mobile home parks.
30701	Sahmie Yun	meadowcrestfarmstates@gmail.com	3930 S.E. 162nd Ave	Portland	My name is Sahmie Yun, I am the landlord and representative of Meadowcrest Farm Mobile Estates. I have attached my response to the zoning changes. Thank you for reading.
30702	Don Tarbutton	don.tarbutton@gmail.com	4653 NE Killingsworth St	Portland	Attached please find a letter in support of the Manufactured Dwelling Project. If you need additional information, please do not hesitate to communicate with me.
30703	Nick Sauvie	nick@ROSECDC.org	5215 SE Duke Street	Portland	Please do not pass any amendments to the proposed new mobile home parks zoning that weaken protections for vulnerable residents. These parks are some of the last affordable places in Portland. I hope that you will protect them.

30704	Char Pennie and David Potts	Inla2018@gmail.com	7819 SE 105th Ave	Portland	<p>Please consider passing the latest zoning changes for mobile home parks WITHOUT making amendments to the request.</p> <p>There are families and low income people that will be forced out of their housing if developers are allowed to come in and redevelop the property without going through some sort of protection in place for these individuals.</p>
30713	Portland Tenants United	info@pdxtu.org	4815 NE 7th Ave, Portland,	Portland	<p>On behalf of more than 3000 mobile home residents in Portland, Portland Tenants United submits this testimony urging the PSC to refrain from undermining our grassroots, community led effort to preserve mobile home parks in Portland.</p> <p>PTU rejects the the content of the concepts and the manner in which they were presented, with no prior notice nor feedback solicited from the community nor discussion permitted at the hearing. These amendments, released with surprise at the last minute, read as a transparently cynical attempt to torpedo the work and intent of our communities to protect our homes.</p> <p>The amendment concepts would facilitate the land-grab closure of parks by permitting their sale and redevelopment into mostly "market rate" housing that is neither affordable or accessible to the residents of the communities this new policy would destroy.</p> <p>Our mobile home parks are homes to some of Portland's vulnerable tenants, including people of color, elderly SSI recipients, immigrants, and struggling multi-generational families of young children who are living at well below 30% MFI. Many of us do not have the credit history or income to ever qualify even for one the proposed "affordable housing" of 60% MFI replacement units (that we suspect would generally be too small to house our families anyway). For many of us, our current homes are our one and only opportunity to be homeowners.</p> <p>Our homes are the root of our lives, where we have access to schools, job</p>

30715	Richard Delaney	Rich@westcoastmhp.com	31 Airport Bl	south San Francisco	Sumner proposal
30716	Richard Delaney	rich@westcoastmhp.com	31 Airport Bl	South San Francisco	Sumnet Letter
30717	Mary Kyle McCurdy	mkm@friends.org	133 SW 2nd Ave., Siote 201	Portland	June 22, 2018

Portland Planning and Sustainability Commission
 1900 SW 4th Avenue, Suite 7100
 Portland, OR 97201

RE: Manufactured Dwelling Park Project

This supplements the testimony we presented, orally and in writing, at the PSC hearing on June 12. As we testified earlier, 1000 Friends of Oregon supports the proposed Manufactured Dwelling Park Project.

An issue was raised at the hearing regarding the impacts of Measure 49 on the proposal. We do not believe Measure 49 should pose a barrier to adoption of the proposal. We trust the Portland City Attorney's office is providing you advice on this as well, but we share with you here our observations.

The operative sections of Measure 49 are as follows (emphasis added):

195.305 Compensation for restriction of use of real property due to land use regulation. (1) If a public entity enacts one or more land use regulations that restrict the residential use of private real property or a farming or forest practice and that reduce the fair market value of the property, then the owner of the property shall be entitled to just compensation from the public entity that enacted the land use regulation or regulations as provided in ORS 195.310 to 195.314.

(2) Just compensation under ORS 195.310 to 195.314 shall be based on the

30718 Maiyee
Yuan
maiyee@apano.org 2788 SE 82nd Ave Portland

Dear Portland Bureau of Planning and Sustainability,

I'm writing on the behalf of the Jade District to urge you to support and adopt the Manufactured Dwelling Parks project.

The Jade District community includes immigrants, refugees, and those who sought cultural belonging while balancing the means of affordability. In the past, the Jade District is where folks were able to find affordable homes and since then, our community built a strong and thriving commercial district and neighborhood identity that reflects the experiences and diverse facets of life. Currently, the Jade District is home to one of the most diverse census tracts in the entire state and yet our neighborhood also has one of the highest concentrations of poverty in the state.

Members of our community have been displaced at least once before; whether it be from being priced out of other parts of Portland, such as Old Town Chinatown, or from their home countries and for some people, both. In the past four years, our engagement with over 40,000 people across 5 different languages in community visionings, our annual Jade District Night Market, and multiple neighborhood canvasses, residents and business owners have echoed their deep concern about new developments and the risks it poses in increasing rents that would displaced our businesses and renters. Policy change is one of the most sustainable and definite ways that we can guarantee affordability and stability and preserve the choice and dignity of residents to choose they place they call home.

Affordability, diversity, and density of housing is necessary in the upcoming