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Portland Planning and Sustainability Commission

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August 14, 2018

Mayor Ted Wheeler and Members of Portland City Council
Portland City Hall
1221 SW Fourth Avenue
Portland, OR 97204

Dear Mayor Wheeler and City Commissioners:

On June 12, 2018, the Planning and Sustainability Commission (PSC) held a public hearing on the Manufactured Dwelling Parks (MDP) Project. The 2035 Comprehensive Plan Policy 5.37 established the importance of manufactured dwelling parks as an affordable housing option. This project builds on the Comprehensive Plan policy and proposes to establish a new residential multi-dwelling base zone specifically for manufactured dwelling parks. The proposal also recommends that most of the existing parks in the city of Portland be rezoned to the new base zone.

At the hearing, many manufactured dwelling park residents testified that the proposal will help stabilize their living situations. Park owners and their representatives also testified in opposition to the proposal. The PSC held a work session on July 10, 2018 and after discussing and amending the proposal voted 7-2 to recommend approval of the Manufactured Dwelling Parks Zoning Project.

Recommendations

The PSC recommends that City Council:

1. Adopt the *Manufactured Dwelling Parks Project Recommended Draft*, dated August 13, 2018.
2. Amend the Zoning Code (Title 33), Signs and Related Regulations (Title 32), Noise Control (Title 18), Comprehensive Plan, Comprehensive Plan Map, and Zoning Map as shown in *Manufactured Dwelling Parks Project Recommended Draft dated August 13, 2018*.

In addition to these land use regulatory changes, the PSC is concerned that more action is needed to support MDPs as a long-term, affordable housing option in Portland. Specifically, the City Council should direct the Portland Housing Bureau to:

- a) Create a property tax abatement program for income-restricted MDPs.
- b) Develop other programs to support manufactured dwelling park residents.

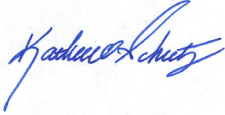


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Thank you for the opportunity to participate in the review of this project and for considering our recommendations.

Sincerely,



Katherine Schultz
Chair

