



Portland Housing Bureau

Preservation of Kelly Butte and Strawberry Acres Manufactured Home Parks

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PHB Director

May 22, 2024

Manufactured Home Park Preservation

Background

- 2016 – City Comprehensive Plan direction to preserve parks as important low/moderate-income housing option
- 2018 – New land use and zoning code designation (RMP) adopted to reduce redevelopment pressure

Current opportunity:

- Ensure two remaining unprotected parks (35 spaces) are preserved from redevelopment
- Prevent displacement of residents
- Ensure affordability for future park residents

Manufactured Dwellings in Portland

57 parks

(50 in neighborhoods vulnerable to displacement)

3,000 homes on pads/spaces

Residents

57% low-income

(vs. 36% city-wide)

57% Communities of color

(vs. 29% city-wide)

Source: 2035 Comprehensive Plan Manufactured Dwelling Parks Policy Amendments (BPS, 2018)

Kelly Butte & Strawberry Acres Timeline

- 2018 (June)** Permit applications submitted to BDS for redevelopment of Kelly Butte and Strawberry Acres Manufactured Home Parks, “vest” to rules in place at the time
- 2018 (Aug)** City created new zoning category (Residential Manufactured Dwelling Park/RMP) to preserve existing parks
- 2020** Current owner of Kelly Butte purchased park, notice to residents to vacate (one-year)
- 2021** Kelly Butte residents requested City assistance to prevent displacement
- 2022** Council allocated \$3.5m to PHB for land acquisition to support the preservation
St. Vincent de Paul identified as partner to potentially acquire Kelly Butte
Parties reached initial agreement for terms of sale
- 2023-24** Due diligence process proceeds, sale terms expanded to include additional protections for Strawberry Acres

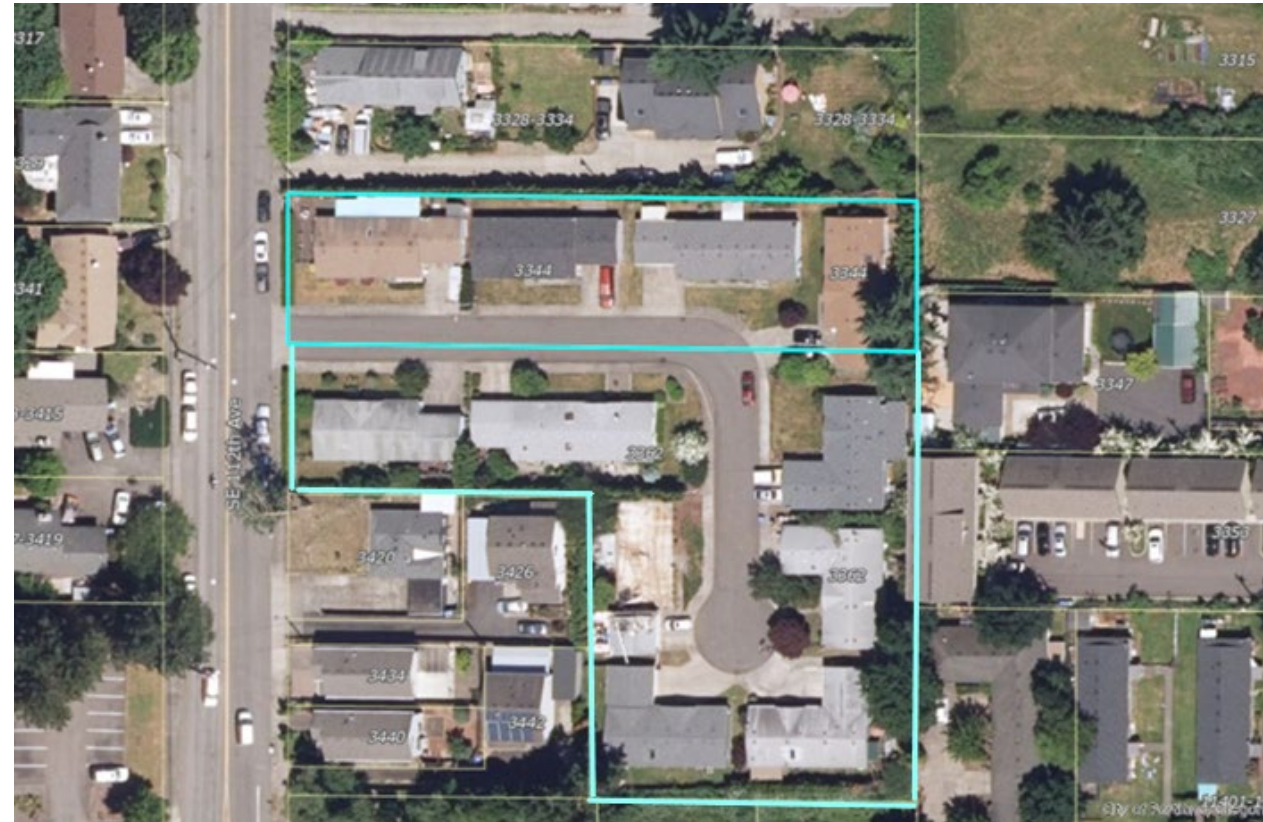
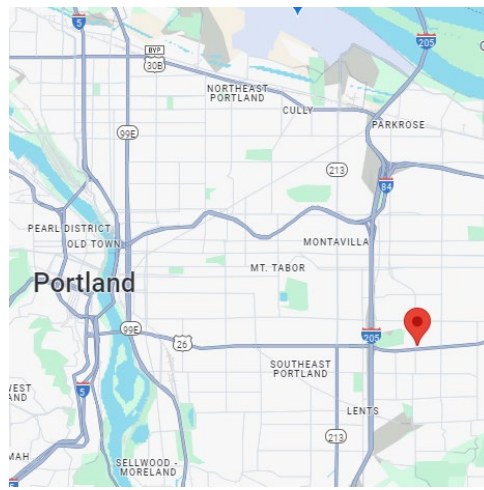
Kelly Butte Manufactured Home Park

3344 & 3362 SE 112th Avenue

- Powellhurst-Gilbert Neighborhood
- 11 spaces (mostly 3 BR units)

Proposed Protections

- To be purchased, then owned and operated by St. Vincent de Paul
- Permanent protections via 99 year regulatory agreement
- Future residents to income qualify at 120% AMI
- Development permits withdrawn



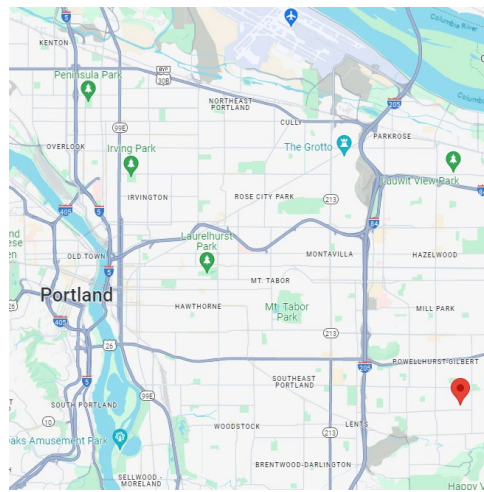
Strawberry Acres Manufactured Home Park

5110, 5122, 5148 & 5200 SE 132nd Ave

- Powellhurst-Gilbert Neighborhood
- 24 spaces (mostly 3 BR units)

Proposed Protections

- No change to ownership
- Long-term protections via 30 year regulatory agreement
- Future residents to income qualify at 120% AMI
- Development permits withdrawn



Community Engagement

- Ongoing engagement between Kelly Butte residents and City since 2021
- Fall 2023: PHB facilitated townhall attended by residents of Kelly Butte and Strawberry Acres
 - Shared info regarding negotiations with park owners
 - Residents' highest concern was preventing eviction



Homes at Kelly Butte. Source: Rebecca Ellis / OPB

City Council Request

- Authorize acquisition financing in an amount not to exceed **\$3.5 million** to St. Vincent de Paul to purchase and preserve Kelly Butte Manufactured Home Park and allow the City to regulate affordability at Kelly Butte and Strawberry Acres Manufactured Home Parks.
- Authorize the Director of PHB to approve amendments and execute any related documents necessary to advance the transaction within the maximum approved amount.