



# Manufactured Dwelling Parks

PSC Briefing

April 24, 2018



Bureau of Planning and Sustainability  
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# Proposed Changes

- **Comprehensive Plan Policy Amendments**
- **Comprehensive Plan Map Amendments**
- **Zoning Code Amendments**
- **Zoning Map Changes**

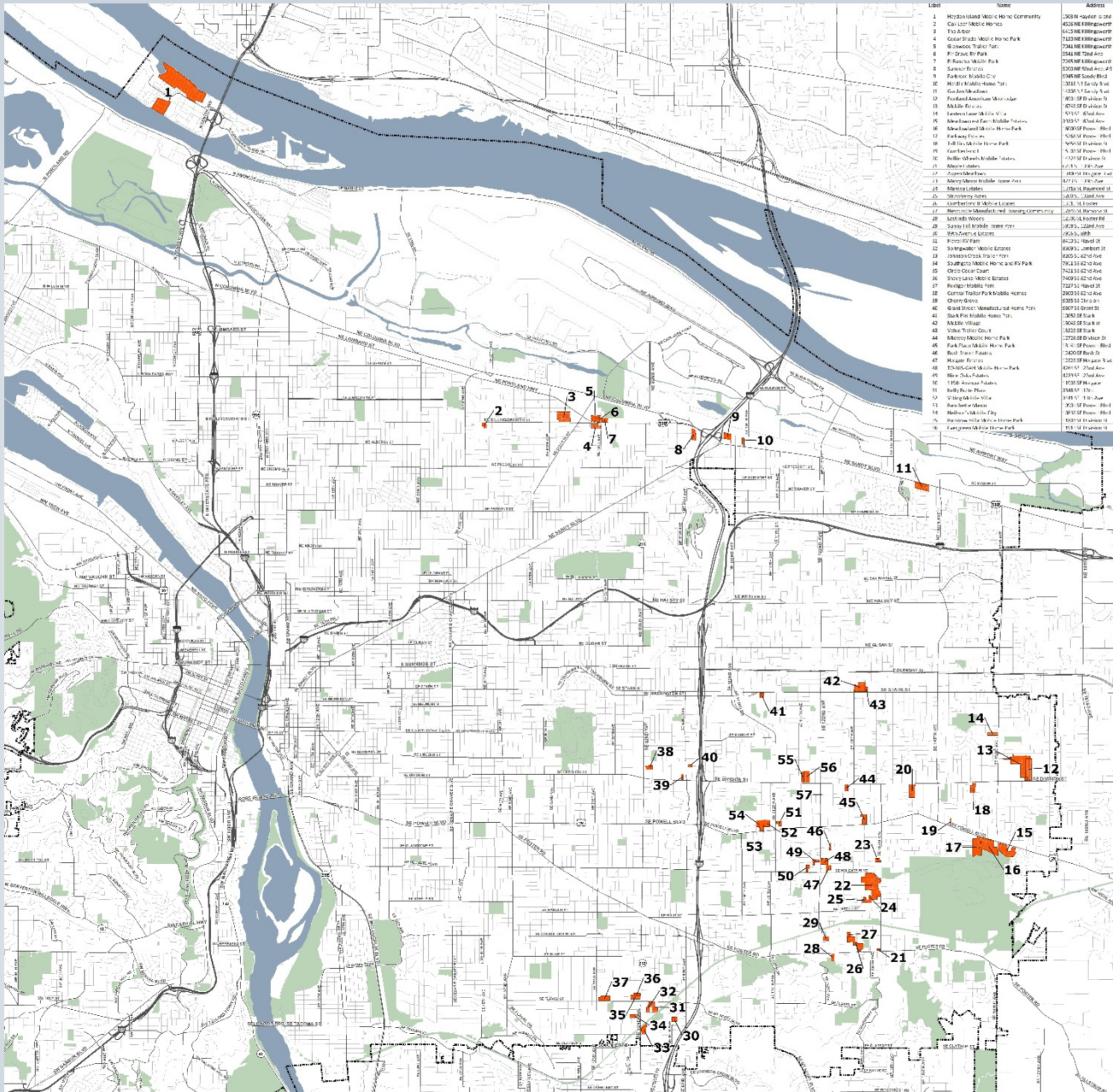


# 2035 Comprehensive Plan Policy

## Policy 5.37      Mobile home parks

- Encourage preservation of mobile home parks as a low/moderate-income housing option.
- Evaluate for potential redevelopment pressures impacts
- Protect this low/moderate-income housing option.
- Facilitate replacement and alteration within existing mobile home parks.

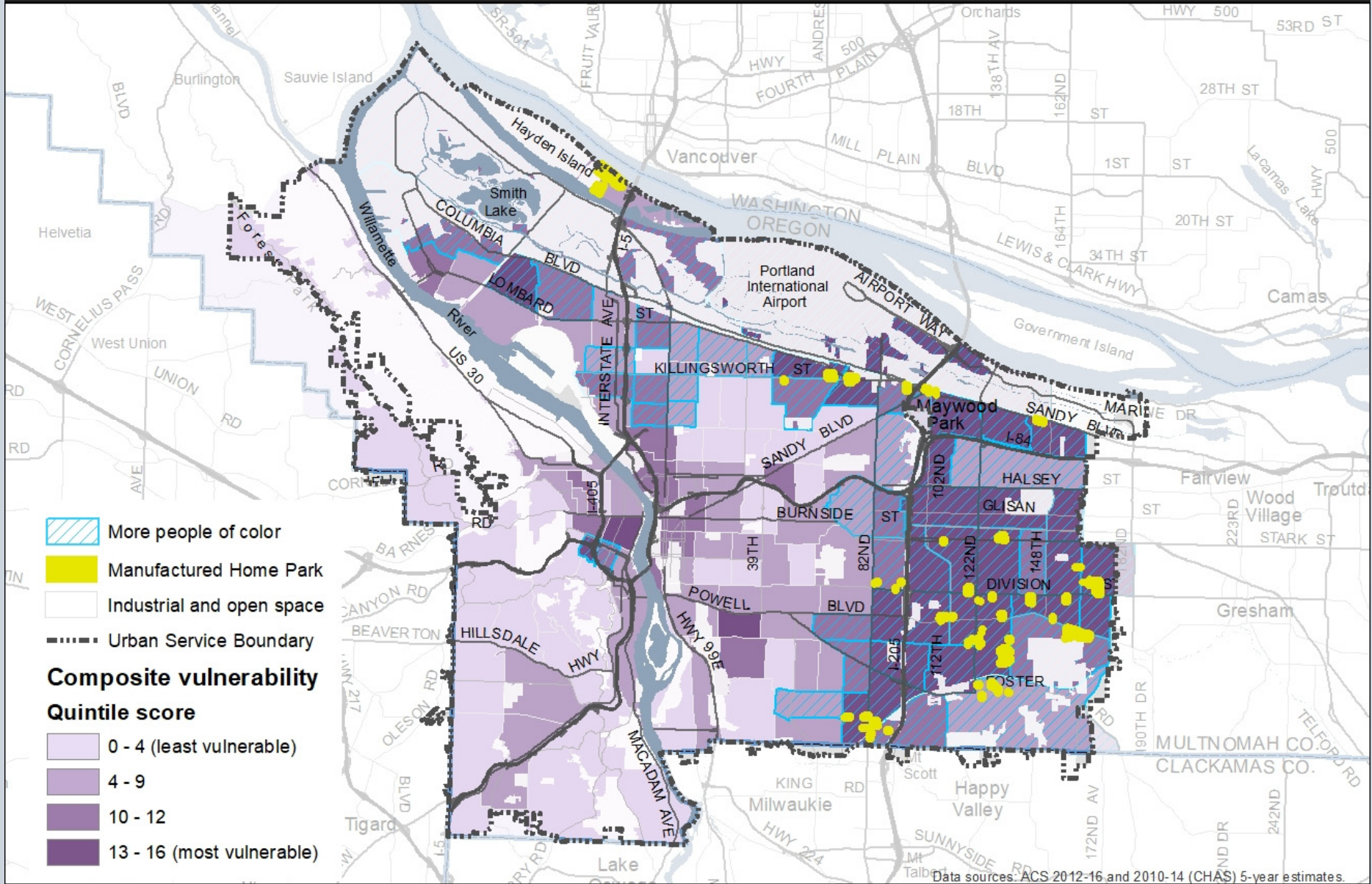






# Manufactured home parks and economic vulnerability

2017-18



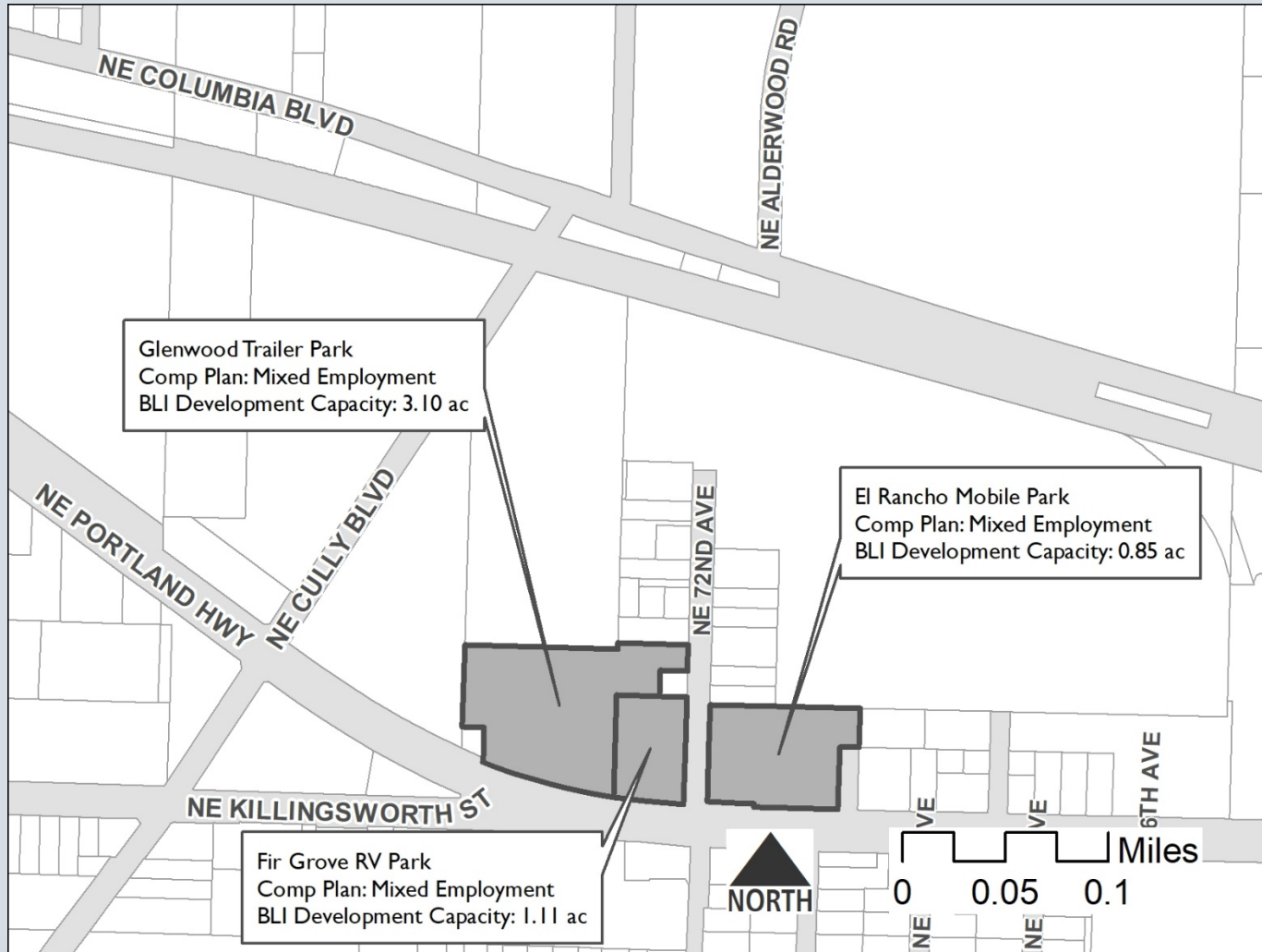
Data sources: ACS 2012-16 and 2010-14 (CHAS) 5-year estimates.



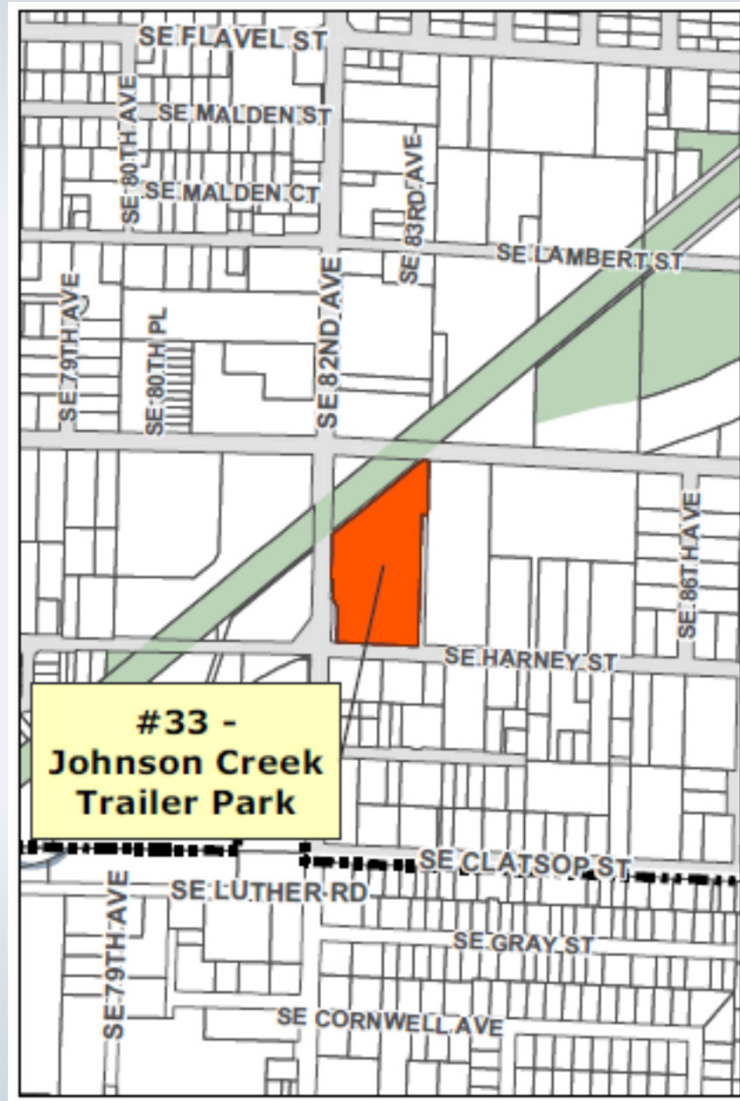
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# Employment Land Impact



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# Residential Development Capacity

Site	Name	Existing Spaces	Proposed Max Spaces	Current Zoning	2016 BLI Residential Capacity	Net Change
9	Parkrose Mobile City	79	80	CE	91	-11
10	Heidi's Mobile Home Park	16	26	CE	42	-16
38	Central Trailer Park Mobile Homes	30	45	CM2	25	20
39	Cherry Grove	30	45	CM1	46	-1
41	Stark Firs Mobile Home Park	30	32	R1	34	-2
43	Value Trailer Court	21	21	R1	N/A	N/A
48	TO-NIS-GAH Mobile Home Park	16	49	R1	N/A	N/A
49	Nine Oaks Estates	14	32	R1, R2	N/A	N/A



# Comprehensive Plan Policy Amend.

## Chapter 10: Land Use Designations and Zoning

### New land use designation

#### 13. Manufactured Dwelling Park

The designation is intended to reflect the unique features of manufactured dwelling parks in terms of a self-contained development with smaller dwellings on individual spaces with an internal vehicle circulation system, pedestrian pathways, and open area often resulting in lower building coverage than other multi-dwelling designations.



# Zoning Code

- A new base zone - RMP
- The only type of development allowed in the RMP zone is manufactured dwellings in a manufactured dwelling park.
- Limited Retail Sales and Service  
Recreational vehicle parks are allowed.
- Institutional Categories are Limited and/or Conditional Uses  
Community service, schools, daycare



# Impact

- 18 Non-conforming MDPs become conforming uses
- 45 MDPs will have surplus capacity that could be transferred to other multi-dwelling zones
- Comp Plan amendment required to change to another zone



# Conversion

Quasi-Judicial Comprehensive Plan Map amendments are reviewed through a Type III procedure with City Council adoption.

## Key Approval Criterion

The requested designation is evaluated against relevant Comprehensive Plan policies and on balance has been found to be equally or more supportive of the Comprehensive Plan as a whole than the old designation.



# Process

May 7 Proposed Draft Published

May Outreach

June 12 PSC Hearing and Recommendation

July City Council



# Outreach

- M56 notice and Occupant postcards
- Map App with testimony submitter
- Reports plus summary handouts
- BPS call center and project email address
- 2 CSAs for canvassing

