

COMMENT CNAME	CADDRESS CCITY	CSTATE	CCOMMENT	CZIP
29230 eddie jones	7120 ne kil Portland	OR	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.	97218
29232 eddie jones	7120 ne kil Portland	OR	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.	97218
29247 James Mayhew	3441 SE 11 Portland	OR	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.	97266
29263 Herman Kachold	1501 N Hay Portland	OR	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.	97217
29273 Susan Hanson	15656 SE D Portland	OR	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.	97236
29503 Cora Potter	8642 SE Hc Portland	OR	Expand to include parcel R146027	97266
29523 Dominic Corrado	6917 SW 4l Portland	OR	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.	97219

29724	James Diehl	12895 N Ir Portland OR	<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. Thank you for allowing me to voice my concerns.</p>	97217
29849	Cora Potter	8642 SE Hc Portland OR	<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>	97266

29855 Jake Antles

5859 NE Al Portland OR

97218

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	1503 N HA' Portland	OR	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.	97217
30152	Marilyn Mauch	1724 NE 56 Portland	OR	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.	97213
30153	Jake Antles	4415 NE 87 Portland	OR	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!	97220
30154	Jamie Willey	118035 SE Portland	OR	See attached letter.	97266
30155	Rose Adams	11803 SE D Portland	OR	See attached letter.	97266

30162 Shannon Singleton 1435 NE 81Portland OR June 1, 2018 97213

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

30167 Tom Hering 1908 NE 7C Portland OR 97213

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	13055 SE S Portland	OR	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.	97233
30169	marcy lords	3441 se 11 portland	OR	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.	97266

30170

Michael Scott

2331 N Me Portland OR

97217

As a homeowner in the Hayden Island Manufactured Home Community, a park included in the proposed MDP re-zoning, I have a vested interest 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. They'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. It's well understood that residents face the challenge of finding new affordable housing. However, what's frequently unrecognized is that park closures often mean the total loss of the resident's home. Despite the moniker, many "mobile" homes are too old to be moved, and even if they could be moved, there's no place for the physical structures to go. When manufactured homes have to be scrapped, these park closures rob the most vulnerable of what'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, it'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, they'll get a fight - and it's a fight that I have confidence we'll win.

30173 Anthony Bencivengo 4815 NE 7t Portland OR

97211

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

1503 N. Ha portland OR

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.

97217

30178 Ed McNamara 907 NE Thc Portland OR Dear Members of the Portland Planning and Sustainability Commission, 97212

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 "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 McNamara 907 NE Thc Portland OR I am attached a revised version of the letter I submitted yesterday. The 97212

only change is that I moved my recommendations from the end of the original letter up closer to the beginning.

30184	Laura Hallett	6415 NE Ki Portland	OR	<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>	97218
30205	Tom Dana	1501 N Hay Portland	OR	Letter attached.	97217

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.

30207	Jennie Hanke	16745 SE DPortland	OR	<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>	97236
30209	Donna Hatley	1503 N Hay	Portland OR	Letter attached.	97217
30210	Cori-Ann Woodard	16745 SE D	Portland OR	Letter attached.	97236
30211	Beverly Matsko	11803 SE D	Portland OR	Letter attached.	97266
30212	Marilyn Mauch	1724 NE 56	Portland OR	Letter attached.	97213
30213	Terrence McDonald	2890 Chad	Eugene OR	Letter attached.	97402
30214	Shannon and Chris Singlet	PO Box 164	Portland OR	Letter attached.	97292
30216	Mary Lou Adams	1503 N Hay	Portland OR	Letter attached.	97217
30217	Jamie Willey	11803 SE D	Portland OR	Letter attached.	97266
30225	KRISTY OVERTON	2625 SE H	PORTLAND OR	I enthusiastically support this! Let's protect these home owners (and this stock of affordable housing).	97214
30233	Jessica Conner	421 SW 6th	Portland OR	This letter is being submitted by Portland Housing Bureau staff on behalf of and at the request of the Portland Housing Advisory Commission (PHAC).	97204

30234 Phil Grillo

1300 SW 5th Portland OR

See attached letter submitted by Phil Grillo, on behalf of MHCO. Thank you! 97201