April 1, 2015

TO: City Plan Commission
FROM: Nathan Gwinn, Assistant Planner
RE: April 8, 2015 Workshop for Comprehensive Plan Amendment, File Z1400065COMP, Mobile and Manufactured Home Park Preservation

The summary report, posted for the workshops held for the Comprehensive Plan amendments in March, has been updated. New policies added for discussion, starting on page 15, are meant to illustrate the broader strategy for providing affordable housing in Spokane for all economic segments of the population, specifically as they apply to preserving existing housing stock.

The three goals from the Comprehensive Plan Housing Chapter are 1) Affordable Housing, 2) Housing Choice and Diversity, and 3) Housing Quality. Together with their supporting policies, these goals define how the City meets its mission to offer a variety of residential densities, identify sufficient land for manufactured housing, and provide incentives to encourage a variety of housing types.

The proposed policy to be added by this application would be in Chapter 3, Land Use. That Chapter supports and reinforces the housing policies. The proposed text would read:

LU 1.X Mobile Home Parks

*Designate appropriate areas for the preservation of mobile and manufactured home parks.*

Discussion: Manufactured and/or Mobile Home Parks provide affordable housing to many City residents. In many cases, they provide the opportunity of home ownership to households which cannot afford to purchase other types of housing. When existing manufactured home parks are redeveloped, many homeowners are unable to move their homes to other sites. Additionally, redeveloped mobile and manufactured home parks are generally not replaced by new parks within the City, resulting in a net loss of this type of housing.

Additional related documents may be found online at the project web page for this application: [http://my.spokanecity.org/projects/policy-re-manufactured-and-mobile-home-parks/](http://my.spokanecity.org/projects/policy-re-manufactured-and-mobile-home-parks/)