

Mobile & Manufactured Home Park Preservation Policy Comprehensive Plan Amendment Proposal

Purpose: The proposed comprehensive plan amendment to Chapter 3, Land Use, of the City's Comprehensive Plan will add a policy regarding the protection of *existing* mobile and manufactured home parks.

Proposed Text:

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.

Background: On October 27, 2014, the Spokane City Council adopted a resolution requesting an amendment to the City's Comprehensive Plan to establish a Manufactured Home Park Zone. An application to add policy text to the Comprehensive Plan as a first step toward defining the City's policy was submitted on October 31, 2014. The application was complete on December 1, 2014 and a review by departments and agencies of the application and SEPA checklist was complete on February 5, 2015.

Process for Adoption of the New Policy Language: The proposal will now go through a Comprehensive Plan Amendment procedure:

- *March 9th to May 7th, 2015* Notice of Application and SEPA Review initiates a public comment period. Staff will be accepting written comments on the proposal from members of the public, as well as land owners of the affected sites who may not be able to attend public forums such as open houses and hearings.
- *April 8th, 2015 at 2:00 PM* Plan Commission Workshop
- *April 15th, 2015 4:00 to 6:00 PM* Public Open House
- *Not Scheduled Yet* Plan Commission Public Hearing
- *Not Scheduled Yet* City Council: Once the proposal has gone through the public comment period, any open houses or public forums, and Plan Commission review and a hearing, it will come back to City Council for a vote after an additional public hearing, at which members of the public can also provide feedback or thoughts.

Possible Future Implementation Alternatives: If this policy is adopted, one possible next step to implement the policy is to explore creating a new zoning overlay or other designation to be applied to one or more existing manufactured home parks for preserving these land uses where it is determined appropriate. The new overlay or other designation would restrict the use primarily to residential manufactured home park use. Mobile or manufactured home parks designated in this way could only become redeveloped as another land use after going through a process similar to that required for a Comprehensive Plan amendment, which includes significant opportunities for input by those most directly impacted by the change in land use or zoning. A similar approach has been used in Tumwater, WA, and it successfully withstood a legal challenge in the U.S. Ninth Circuit Court. *Laurel Park Community v. City of Tumwater*, No. 11-35466 (9th Cir., Oct. 29, 2012).