

# MANUFACTURED HOME UPDATE

(7-15-15: John Dietzman)

## COMPREHENSIVE PLAN CHAPTER 3: LAND USE

### 3.3 VISION AND VALUES

Spokane Horizons volunteers identified important themes in relation to Spokane's current and future growth. A series of visions and values was crafted for each element of the Comprehensive Plan that describes specific performance objectives. From the Visions and Values document, adopted in 1996 by the City Council, the Comprehensive Plan's goals and policies were generated.

Land use is defined as the general location of various uses of land, population density, and building intensities.

#### Vision

"Growth will be managed to allow a mix of land uses that fit, support, and enhance Spokane's neighborhoods, protect the environment, and sustain the downtown area and broaden the economic base of the community."

#### Values

"The things that are important to Spokane's future include:

- ♦ Acquiring and preserving the natural areas inside and outside the city.
- ♦ Controlling urban sprawl in order to protect outlying rural areas.
- ♦ Developing and maintaining convenient access and opportunities for shopping, services, and employment.
- ♦ Protecting the character of single-family neighborhoods.
- ♦ Guaranteeing a variety of densities that support a mix of land uses.
- ♦ Utilizing current residential lots before developing raw land."

### LU 1 CITYWIDE LAND USE

**Goal:** Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost effective public facilities and utility services, carefully managing both residential and nonresidential development and design, and proactively reinforcing downtown Spokane's role as the urban center.

**Proposed Comp Plan Amendment Application/Permit Number: Z1400065COMP**

#### **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.

#### **Alternative Action to Adopting the Proposed Policy:**

Reject proposed policy of LU 1.X as unneeded and unnecessary; the application does not contain enough information to go forward and is not consistent with the City of Spokane Comprehensive Plan.

#### **Alternative Action to Adopting the Proposed Policy:**

Further develop policy for Manufactured Housing overall and potentially purchase a park that the City wants to protect.

## CHAPTER 6: HOUSING

### 6.3 VISION AND VALUES

Spokane Horizons volunteers identified important themes in relation to Spokane's current and future growth. A series of visions and values was crafted for each element of the Comprehensive Plan that describes specific performance objectives. From the Visions and Values

Housing refers to housing availability, affordability, and mix.

document, adopted in 1996 by the

City Council, the Comprehensive Plan's goals and policies were generated.

#### **Vision**

"Affordable housing of all types will be available to all community residents in an environment that is safe, clean, and healthy. Renewed emphasis will be placed on preserving existing houses and rehabilitating older neighborhoods."

#### **Values**

"The things that are important to Spokane's future include:

- ♦ Keeping housing affordable.
- ♦ Encouraging home ownership.
- ♦ Maintaining pride in ownership.
- ♦ Developing a good mix of housing types.
- ♦ Encouraging housing for the low-income and homeless throughout the entire city.
- ♦ Preserving existing houses.
- ♦ Rehabilitating older neighborhoods."

### 6.4 GOALS AND POLICIES

Goals and policies provide specificity for planning and decision-making. Overall, they indicate desired directions, accomplishments, or aims in relation to the growth and development of Spokane. Additional supporting materials for this chapter are located in the Draft Comprehensive Plan/EIS, Volume 2, Chapter 20, Housing.



#### **H 1 AFFORDABLE HOUSING**

Goal: Provide sufficient housing for the current and future population that is appropriate, safe, and affordable for all income levels.

#### **H 1.8 Affordable Housing Requirement**

*Include a percentage of affordable housing within all new developments that include housing.*

**Discussion:** Requiring that lower-income housing be incorporated in every new housing development helps reverse the economic segregation trends within the city. This has the positive effect of integrating households of varying incomes. A greater variety of housing styles and density should be allowed to accommodate the housing units required. Housing types such as smaller homes on smaller lots or townhouse structures should be allowed to accommodate this requirement. This housing should be priced so that it is available to households that earn around eighty percent of the countywide median household income.

#### **H 1.9 Low-Income Housing Development**

*Support and assist the public and private sectors in developing low-income or subsidized housing for households that cannot compete in the market for housing by using federal, state, and local aid.*

**Discussion:** Few new housing units are developed that are affordable to low-income households. Incentives are needed to

lower or subsidize the cost of developing new housing for low income households. Local incentives may include density

bonuses, fee exemptions, priority permit processing, property tax deferral, increased options in housing types, and

inclusionary zoning requirements.

## **H 1.10 Low-Income Housing Funding Sources**

*Support the development of low-income housing development funding sources.*

**Discussion:** Low-income housing development funding sources may include but are not limited to a community land trust, trust fund, mortgage revenue bonds, levies, or low-income tax credits.

## **H 1.11 Siting of Subsidized Low-Income Housing**

*Set clear site selection criteria for public housing to minimize geographic concentrations of public housing projects in neighborhoods with a high percent of minority or low-income households.*

**Discussion:** Existing trends indicate that special need households and minority populations have been increasingly concentrated within low income areas. New public housing should not continue this pattern of economic segregation.

## **H 1.15 New Manufactured Housing**

*Permit manufactured homes on individual lots in all areas where residential uses are allowed.*

**Discussion:** Courts have ruled against discriminatory ordinances, which have restricted the location of Uniform Building Code compliant manufactured housing. Manufactured housing cannot be regulated differently than on-site built housing.

## **H 1.16 Partnerships to Increase Housing Opportunities**

*Create partnerships with public and private lending institutions to find solutions that increase opportunities and reduce financial barriers for builders and consumers of affordable lower-income housing.*

**Discussion:** The city should participate as a member or help facilitate partnerships that work toward the development of solutions to affordable housing problems. This may include working with institutions such as the Washington State Housing Financial Commission, financial institutions, and underwriters of development loans and mortgages to find ways to improve the financing process for the development of affordable lower-income housing.

### ***Proposed Policy Alternative 1:***

#### **H 1.X Housing and Manufactured Home Parks Incentives**

*Examine potential incentives for the maintenance and development of mobile and manufactured home parks.*

**Discussion:** Mobile and manufactured home parks provide an affordable housing option for some of the city's residents. The City should explore the feasibility of using incentives to encourage preservation of existing manufactured and/or mobile home parks and the development of new manufactured and/or mobile home parks.

### ***Proposed Policy Alternative 2:***

#### **H 1.X Housing in Mobile and Manufactured Home Parks**

*Adopt appropriate criteria for the maintenance and/or development of mobile and manufactured home parks as one means of ensuring an adequate stock of affordable housing.*

**Discussion:** Mobile and manufactured home parks can 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. The City should develop a set of criteria to determine opportunities for preservation and development of manufactured and/or mobile home parks. Criteria to consider may be the occupancy rate of the park, the age and condition of the park, the age and condition of the housing stock, the location of the park, whether the park serves seniors, and the demand for manufactured and/or mobile homes in the city of Spokane.

### ***Proposed Policy Alternative 3:***

#### **H 1.X Housing in Mobile and Manufactured Home Parks**

*Encourage through incentives the development and maintenance of mobile home parks as a type of affordable housing.*

**Discussion:** Mobile and manufactured home parks provide diverse housing for a variety of income classes. To encourage the development and retention of affordable housing in these communities, the City should explore and consider the use of economic and land use incentives to encourage the preservation of existing and development of new mobile and manufactured home parks.

## **H 2 HOUSING CHOICE AND DIVERSITY**

Goal: Increase the number of housing alternatives within all areas of the city to help meet the changing needs and preferences of a diverse population.

### **H 2.1 Distribution of Housing Options**

#### **Policies**

*Promote a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the community for people of all income levels and special needs.*

**Discussion:** A variety of housing types should be available in each neighborhood. The variety of housing types should not concentrate or isolate lower-income and special needs households. Diversity includes styles, types, and cost of housing. Many different housing forms can exist in an area and still exhibit an aesthetic continuity. In many cases, neighborhood-based design guidelines will be available to guide the design of the housing forms. Allowing a wide range of housing types throughout the city provides the opportunity for increased socioeconomic integration. Housing standards that will be allowed throughout the city include small single-family lot sizes, manufactured housing on single-family lots, townhouses, condominiums, clustering, and other options that increase the supply of affordable home ownership opportunities.

### **H 2.2 Senior Housing**

*Encourage developments that provide a variety of housing options so that seniors may stay within their neighborhoods.*

**Discussion:** Accessory dwelling units, condominiums, and existing home conversions within centers are examples of other arrangements that reduce maintenance worries and increase access to services.

### **H 2.7 Taxes and Tax Structure**

*Support state consideration of property tax reform measures that provide increased local options that contribute to housing choice and diversity.*

**Discussion:** Other methods of taxing land have shown different effects on the long-term use of land. Local options for property taxation methods furnish increased tools to guide the health and development of the region. Providing tax relief for low-income housing improvements is one way to encourage community revitalization. Tax increment financing is also a tool for housing improvement in target areas. Taxing land based upon the current use of residential property rather than taxing land on the basis of the highest and best use can help preserve lower-income housing. Developing a tax structure that does not hinder home and land improvements will encourage community revitalization.

## H 3 HOUSING QUALITY

Goal: Improve the over all quality of the City of Spokane' s housing.

### H 3.1 Housing Rehabilitation

#### Policies

*Provide assistance for housing rehabilitation beyond housing maintenance code requirements if the assistance is supportive of general community development activity and is on a voluntary basis.*

**Discussion:** Codes and standards that allow for “as safe as” or “equal to” conditions when affordable housing development or rehabilitation is involved improves the level of safety while keeping the structure redevelopment cost down.

### H 3.2 Property Responsibility and Maintenance

*Assist in and promote improved and increased public and private property maintenance and property responsibility throughout the city.*

**Discussion:** Recognition of “good” property owners can help set the standard for others to follow. The city should lead by example and maintain its property at least at the community standard. Additionally, the city should continue to support and fund the repair and rehabilitation of single-family and multifamily housing using federal, state, and local funding sources. Emergency code compliance loans are another method of maintaining standards. When other methods of maintaining minimum community standards fail, a strong code enforcement program is needed to protect surrounding property owners.

**Encourage preservation of viable housing.** Enforcement of city codes should not depend solely on complaints filed by neighbors but should be driven by the city’s awareness of a violation.

### H 3.3 Housing Preservation

**Discussion:** Housing that is susceptible to redevelopment is often serving lower-income households and is an important part of the housing mix within the city. Future sub-area plans shall preserve existing viable housing outside of designated center or corridor environments where redevelopment and intensification are encouraged. Often the housing that is destroyed cannot be replaced by new housing elsewhere at the same cost level. Sub-area plans should permit the transfer of unused development rights from low-income housing to eligible sites elsewhere in the planning area or the city as a preservation strategy. Available housing programs and funds should be used to preserve viable housing that is susceptible to redevelopment or gentrification. Nonprofit housing organizations, land trusts and tenants should be encouraged to acquire and preserve viable low-income housing. Tax incentive options if made available by the state government, such as current use taxation would further encourage the preservation of viable housing. Finally, information about soon-to-be-demolished housing should be made available to the public, such as on the internet, so that concerned housing-related groups can determine if there are alternatives to demolition when the structure is worth preserving. Options might include purchase of the property or relocation of the housing.

### H 3.5 Housing Goal Monitoring

*Provide a report annually to the City Plan Commission that monitors progress toward achieving the housing goals and includes recommended policy change if positive direction toward achieving the housing goals is not occurring.*

**Discussion:** Using readily available datasets as a basis for a simple set of indicators can highlight what is happening within the larger system. This process should provide assistance in determining what actions are needed to implement the goals and policies and whether revisions to the policies are needed. The public can provide feedback about the indicators that are most important to them.

#### **Alternative Action to Adopting the Proposed Policy:**

Make an assessment, based on available metrics, of the condition of housing of all types in Spokane. Compare the results with the housing goals in the Comp Plan and make recommendations for remediating areas of deficiency. Areas for focus should include evaluations of the state of low income housing of all types, the state of in-fill housing toward the city center, the effectiveness of efforts to control of sprawl, an evaluation of the need for additional protections and preservation incentives for mobile and manufactured homes and other forms of housing that can meet affordable housing criteria, and an assessment of the need for changes to SMC 17C.345 regarding Manufactured Homes and Manufactured Home Parks (ie. 10 acre minimum park size, only new manufactured homes on individual lots).

# SMC Title 17C Land Use Standards

## Chapter 17C.345 Manufactured Homes and Mobile Home Parks

### Section 17C.345.010 Purpose

This chapter establishes the standards for the location and development of manufactured homes, mobile home parks and manufactured home subdivisions. The manufactured home standards are intended to allow manufactured homes in all areas of the City in which single-family residences are a permitted use. The mobile home park is intended primarily to accommodate planned mobile home developments in a desirable residential environment thereby providing a greater range and choice of housing types. These developments are intended to accommodate individual manufactured homes or mobile homes on a condominium lot sale basis or lot rental or lease basis so that the park remains in one ownership to comply with the conditions of development.

Date Passed: Monday, May 8, 2006

Effective Date: Wednesday, June 14, 2006

ORD C33830 Section 9

### Section 17C.345.100 Where Standards Apply

Manufactured homes are permitted in all zones where a single-family residence is a permitted use, except in designated historic districts, subject to the development standards of [SMC 17C.345.110](#). Mobile home parks are permitted in the RA and RSF zones subject to review and approval as a Type III application.

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ORD C33830 Section 9

### Section 17C.345.110 Development Standards for Manufactured Homes

The following standards apply to individual manufactured homes not located in a mobile home park.

- A. Only new manufactured home units required to be titled under Title 46 RCW, which has not been previously titled to a retail purchaser and is not used as defined under RCW 82.45.032(2) is allowed.**
- B. Only a unit comprised of two or more fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long.
- C. The unit was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof with a nominal pitch of 3:12.
- D. The unit has exterior siding similar in appearance and quality to siding materials commonly used on conventional site built International Residential Code single-family residences.

- E. The unit be set upon a permanent foundation, as specified by the manufacturer, and that the space from the bottom of the home to the ground be enclosed by concrete or an approved concrete product which can be either load bearing or decorative; and
- F. The unit is thermally equivalent to the state energy code.

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ORD C34369 Section 4

**Section 17C.345.120 Development Standards for Mobile Home Parks**

**A. Uses.**

1. Manufactured homes or mobile homes, on a condominium basis, or on leased lots.
2. Accessory buildings, such as laundry, grounds maintenance shop, recreation, restroom and swimming pool.
3. Motor homes, recreational or camping vehicles and trailers are not permitted.

**B. Lot Area.**

**A park must have a minimum area of ten acres.**

**C. Setbacks.**

1. All manufactured homes, and extensions thereof, accessory structures and other buildings must be set back on a leased lot as follows:
  - a. Twenty feet from the boundary of the park.
  - b. Twenty feet from a public street.
  - c. Ten feet from an interior private or public street, walking or parking area; and
  - d. Ten feet from any other manufactured home.

**D. Open Space.**

At least fifteen percent of the gross site area must be in open space or recreational areas available for use by all residents. Parking, driving and setback areas and areas less than five thousand square feet do not count as required open space.

**E. Density.**

The density minimum is four units per acres to a maximum density of ten units per acre.

**F. Buffer Strips.**

A twenty foot strip around the boundary of the manufactured home park or manufactured home subdivision must be landscaped to provide a visual screen. All open spaces and other unimproved areas must be suitably landscaped. All landscaping must be maintained and furnished with an automatic sprinkler system.

**G. Landscaping Areas.**

Requirements for landscaping are stated in [chapter 17C.200 SMC](#), Landscaping and Screening.

**H. Signs.**

One freestanding identification sign may be erected along each major approach to the park so long as such sign:

1. does not exceed an area of fifteen square feet;



2. does not exceed twenty feet in height;
3. sets back from the street at least twenty feet; and
4. is of low-intensity illumination and not flashing or animated.

I. Parking.

Paved off street parking must be provided at the ratio of one and one half space per manufactured home. At least one space must be at the manufactured home or mobile home stand. Other spaces may be in a common parking area so long as each space is within two hundred feet of the manufactured home or mobile home stand to which it relates.

J. Pedestrian Access.

There must be a paved or graveled system of walkways, which gives safe and convenient access to every manufactured home and all common facilities. Sidewalks developed in conjunction with public or private streets may meet this requirement.

K. Utilities.

The park must be connected to the city water and sewer systems, individual on-site wells and septic tanks are not allowed. Utility lines are required to be under ground.

L. Streets.

Each lease lot, space or unit must be adjacent to a public or private street. Both public and private streets are approved by the director of engineering services and are required to meet the requirements of [chapter 17G.010 SMC](#). Deviations to the public or private street standards, curbing, sidewalks, lighting, pedestrian buffer strips and other street standards are not permitted through a mobile home park approval.

M. Installation.

Each manufactured home or mobile home must be securely installed upon a stand and must be skirted to conceal the undercarriage.

N. Accessory Structures.

Requirements for accessory structures are stated in [SMC 17C.110.225](#), Accessory Structures.

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Effective Date: Wednesday, June 14, 2006

ORD C33830 Section 9

#### [Section 17C.345.130](#) Manufactured Home Subdivisions

A manufactured home park may be platted in accordance with the requirements for subdivisions as provided in [chapter 17G.080 SMC](#), remaining subject to the terms of this chapter. Any manufactured home development involving a subdivision of land into separately owned parcels or lots must be platted as provided by [chapter 17G.050 SMC](#) as a Type III application permit process. A manufactured home subdivision is subject to the minimum lot size requirements of the base zone. Nothing in this [chapter 17C.345 SMC](#) shall prevent the approval of a residential subdivision or planned unit development in accordance with [chapter 17G.070 SMC](#) and [chapter 17G.080 SMC](#) consisting partially or entirely of manufactured homes.

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ORD C33830 Section 9