Manufactured Home Park Comp Plan Amendment
Purpose of Comp Plan Amendment
Provide an extra layer of scrutiny on a local level to land sales or redevelopment efforts that could displace Manufactured and/or Mobile Home Park residents.

- Similar actions have been adopted in Tumwater, Snohomish County, Bothell and Renton.

Re-development would not necessarily be prohibited.

- Example: Tumwater Mobile Home Park Zone still had 8 permitted uses and 11 conditional uses; as well as ability to grant an exception if certain conditions are met.
While the State does offer relocation assistance to low income households (80% of median family income), it is reimbursement based and there are no estimates to how long the process takes.

- April 2013 DoC letter stated that they are unable to estimate the length of the reimbursement process due to fluctuation in the revenue source and “the large number of manufactured/mobile home parks closing at this time.”
- Since 2011: 40 homeowners have received assistance; while DoC closure list shows 149 homeowners potentially impacted by closures.
Benefits of Mobile/Manufactured Homes
Affordable Housing

- American Housing Survey: 67% of Manufactured/Mobile Homes have a monthly housing cost of less than $700 a month.
  - Whereas 64% of single family homes have a monthly housing cost of over $700 a month.
  - Average apartment rent in Spokane = $710 a month. (Runstad Center for Real Estate Studies).

- Important because: Manufactured/Mobile Home owners more likely to be older, have less income and more likely to be disabled.
Density

- Average population density of block groups with manufactured home parks = 4,381 per sq. mile.
- Population density of Spokane = 3,535.7 per sq. mile.
Annual Average Energy Consumption and Expenditures

Energy Consumption by Housing Type

Data via the US Energy Information Administration (RECS 2009).
*Apartments in 2-4 unit buildings have an annual energy cost of $1,605
Environmental Impact

- Case study of single family homes, condos, mobile homes and apartment communities in Pomona, California:
  - Found that Manufactured homes had less of an impact on greenhouse gas emissions, water use and storm water than single family homes and condos.

Case study contained in Sustainability in Manufactured Home Communities: Cost-Effective Energy, Water and Community Infrastructure Strategies to Maximize Long-Term Value by CTG, ROC USA and Enterprise Green Communities.