


Manufactured Home Park Comp Plan Amendment

Purpose of Comp Plan Amendment

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- 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.



Department of Commerce
Innovation is in our nature.

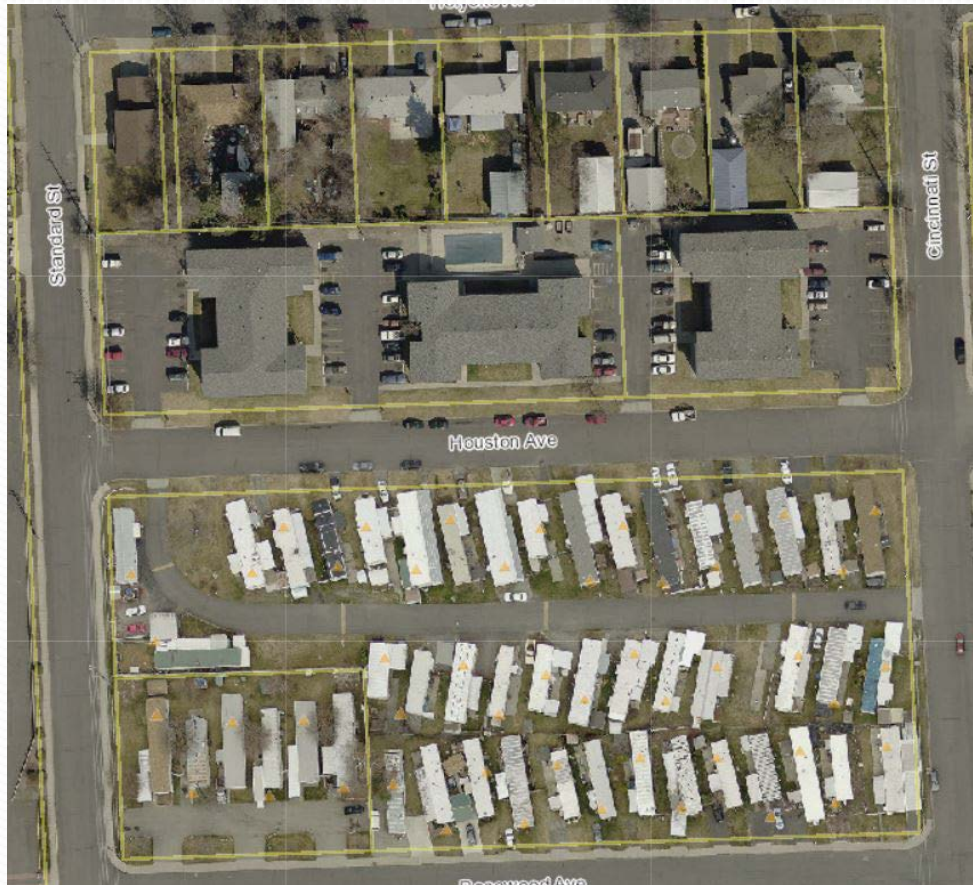
Benefits of Mobile/Manufactured Homes

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 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.

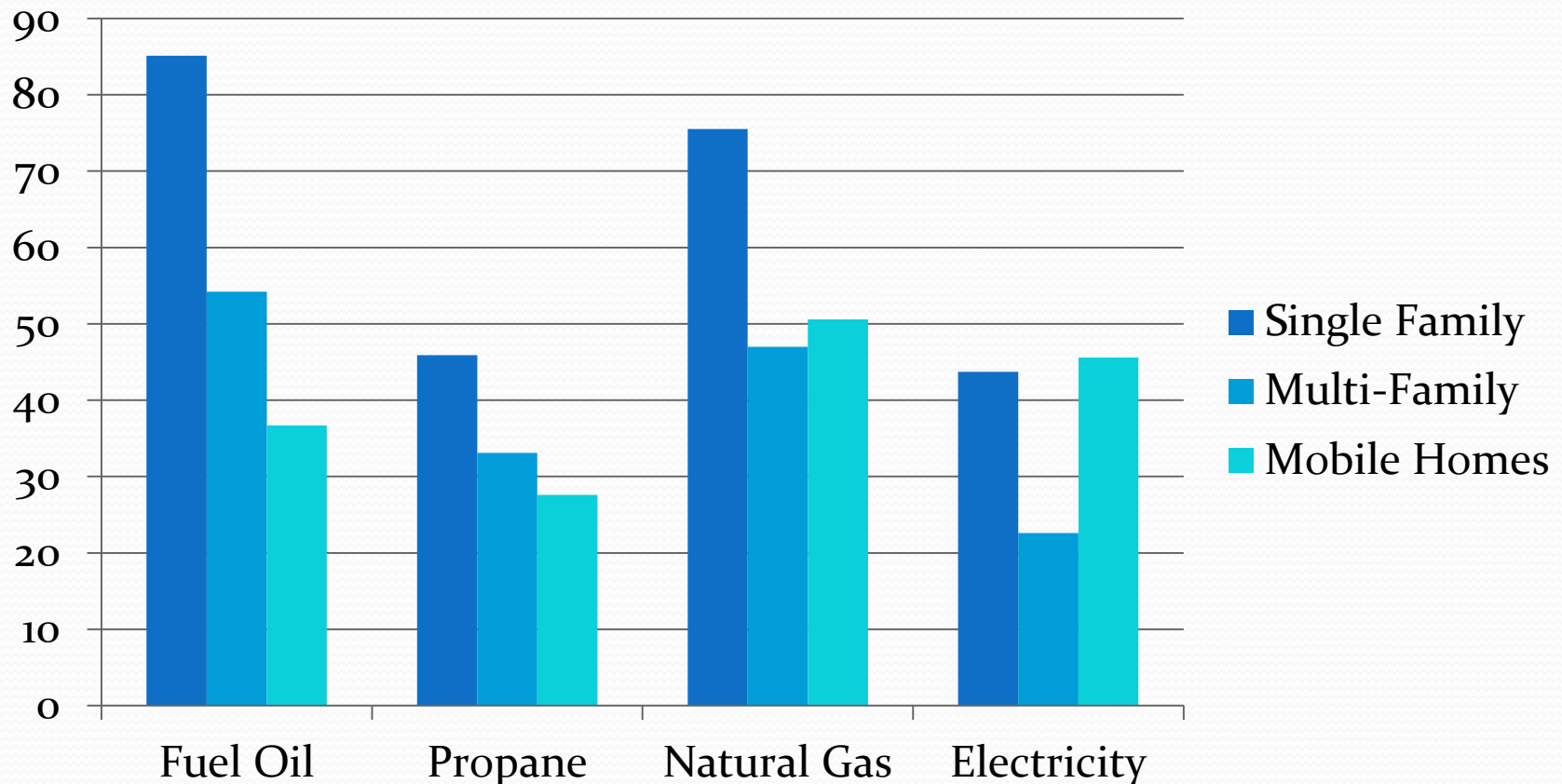
Density

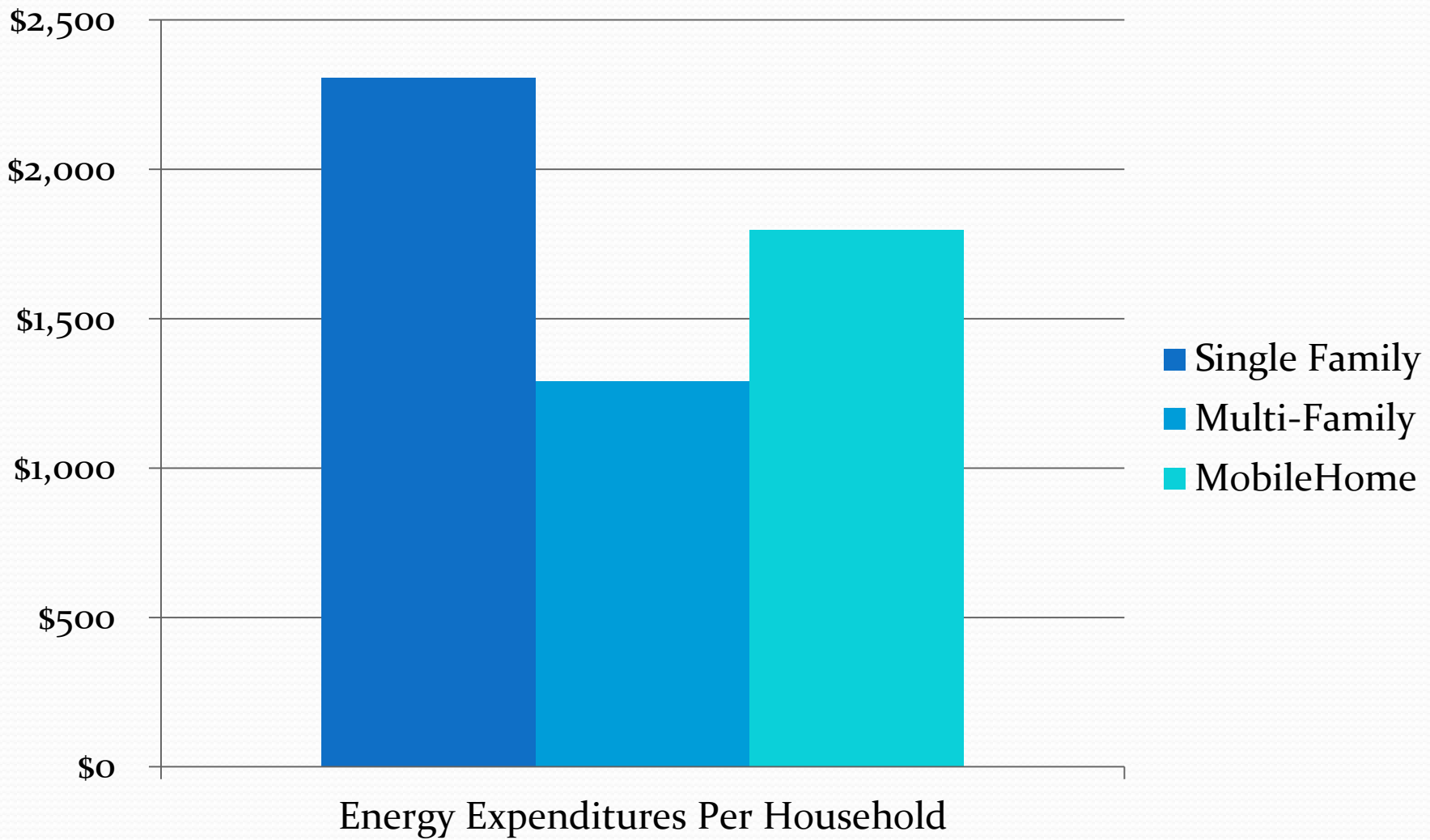
- Average population density of block groups with manufactured home parks = 4,381 per sq. mile.
 - Population density of Spokane = 3,535.7 per sq. mile.



Annual Average Energy Consumption and Expenditures

Energy Consumption by Housing Type





*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.

