



Mobile & Manufactured Home Park Preservation Policy Text Amendment



Background

- ✦ City Council Resolution 2014-0103 requested a Comprehensive Plan Amendment in 2015 regarding zoning for mobile and manufactured homes
- ✦ Proposal would initiate a policy for exploration and possible implementation of measures to protect manufactured home parks
- ✦ Staff and applicant presented to Plan Commission workshop in April 2014.

Proposed Policy

✦ 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.

EXISTING MANUFACTURED HOME PARKS

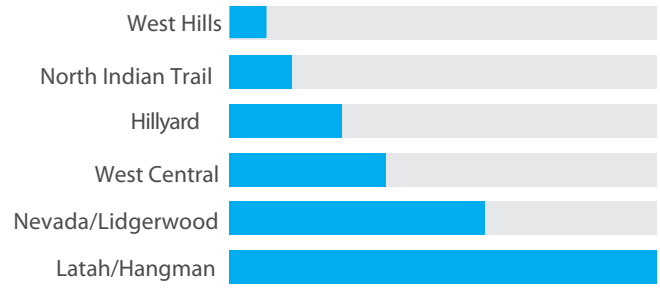
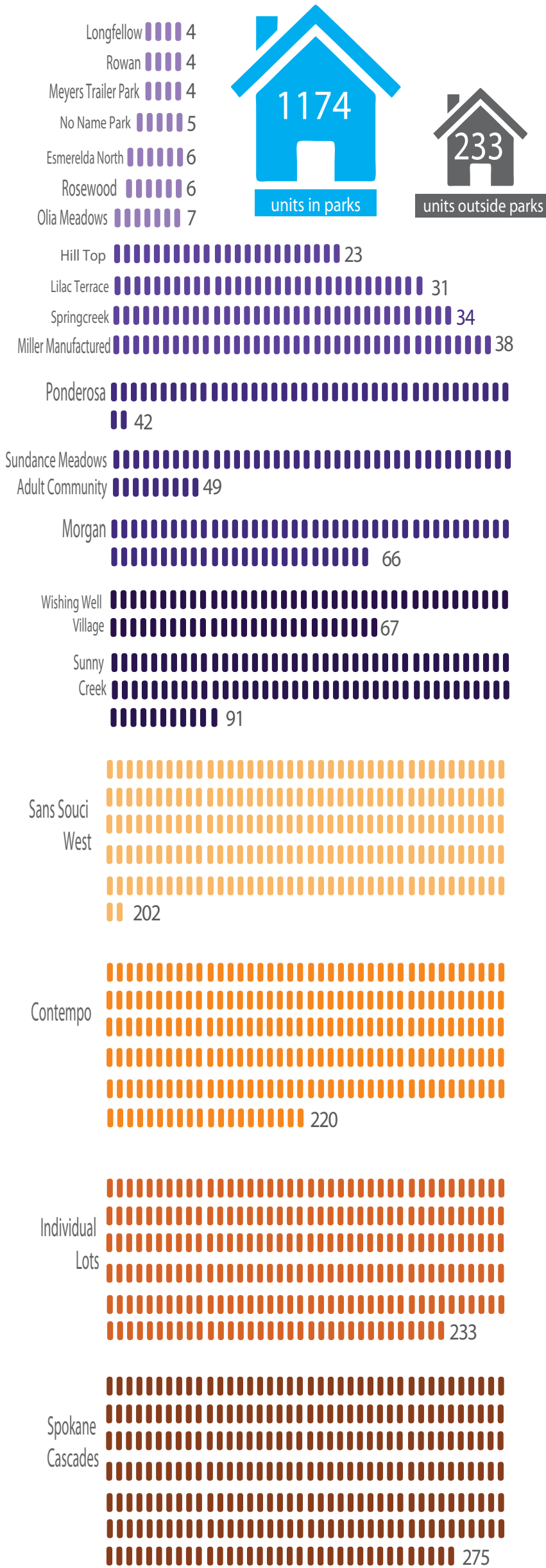
Current Total Parks: 19*
 Parks Zoned Residential Single Family: 12
 Parks Zoned Industrial or Commercial: 7

Number of Units in Parks: 1,100+ Homes
 Homes in Residential Single Family Zone: 1,021 Units
 Homes in Parks in Industrial or Commercial Zones: 153 Units

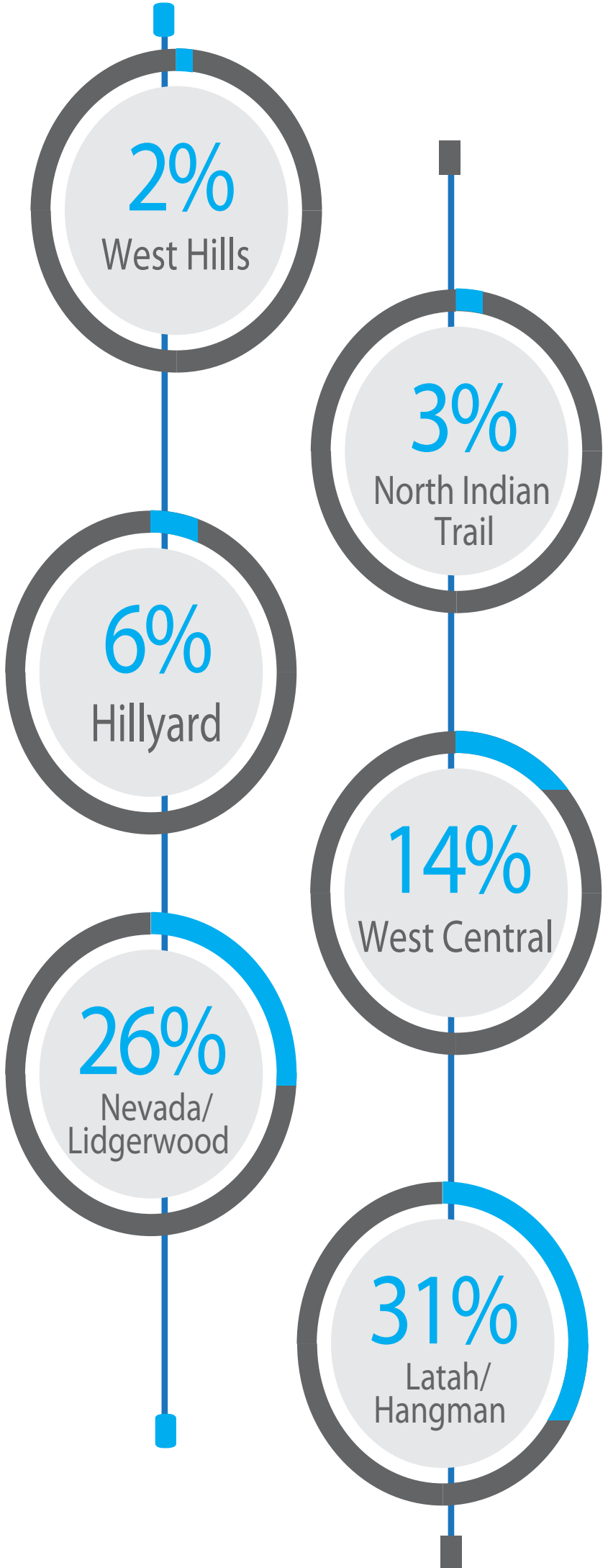
**Estimates based on County Assessor info, actual number may be greater*

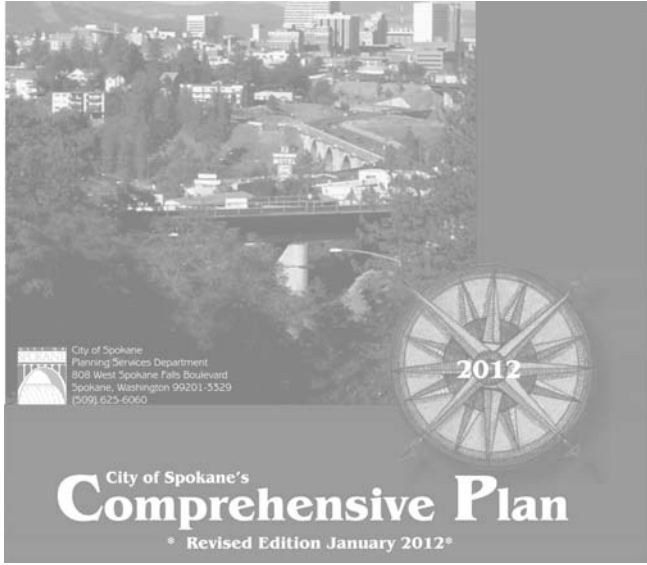


Manufactured Homes BY THE NUMBERS



Manufactured Homes in Neighborhoods





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Comprehensive Plan Goals Relating to Proposal

○ Land Use 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 non-residential development and design, and proactively reinforcing downtown Spokane's role as the urban center.



Policies Describe Broad Areas:

- ▶ A city comprised of districts, each made up of several distinct neighborhoods

Policies Describe a Wide Range of Land Use Designations:

- ▶ Residential: Single-Family Areas, Higher Density Residential Areas, **Proposed Manufactured Home Park Preservation Policy**
- ▶ Commercial: Office Uses, Neighborhood Retail, General Commercial
- ▶ Others: Downtown, Industry, Agriculture, Public Facilities, Parks, Airfield Influence Areas



○ Housing 1 AFFORDABLE HOUSING

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

Policies Promote Partnerships:

- ▶ Coordinate Fair-Share Housing regionally, support and assist development of Low-Income Housing, streamline codes and permitting, share information

Policies Guide New Residential Development:

- ▶ Help employers provide housing, use existing infrastructure, require a percentage of affordable housing, integrate disparate income populations, minimize concentrations of public housing, allow new manufactured homes on individual lots



○ Housing 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.

Policies Relate to Housing Types:

- ▶ Promote a wide variety of types, accommodate Seniors in neighborhoods, accessory dwellings, single-room occupancy housing, retain/include development of special needs/assisted living housing

Policy H 2.7 Taxes and Tax Structure:

- ▶ Seek local options for property taxation methods and support reform measures for tax increment financing, low-income improvement relief and current land use



○ Housing 3 HOUSING QUALITY

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

Supporting Policies:

- ▶ Preservation: Rehabilitate existing housing, encourage preservation of viable housing, and improve maintenance and property responsibility
- ▶ Strengthen the physical link between housing and other uses; monitor goal progress

