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

205 Acres in Mobile and Manufactured Home Parks In Spokane City
Manufactured Homes BY THE NUMBERS

Manufactured Homes in Neighborhoods

- West Hills: 2%
- North Indian Trail: 3%
- Hillyard: 6%
- West Central: 14%
- Nevada/Lidgerwood: 26%
- Latah/Hangman: 31%

Units in parks: 1174
Units outside parks: 233

- Sans Souci: 202
- Contempo: 220
- Individual Lots: 233
- Spokane Cascades: 275
- Longfellow: 4
- Rowan: 4
- Meyers Trailer Park: 4
- No Name Park: 5
- Esmerelda North: 6
- Rosewood: 6
- Ola Meadows: 7
- Hill Top: 23
- Lila Terrace: 31
- Springcreek: 34
- Miller Manufactured: 38
- Ponderosa: 42
- Sundance Meadows: 49
- Adult Community: 49
- Morgan: 66
- Wishing Well Village: 67
- Sunny Creek: 91
- Sans Souci West: 202
- West Hills: 233
- North Indian Trail: 233
- Hillyard: 233
- West Central: 233
- Nevada/Lidgerwood: 233
- Latah/Hangman: 233
Mobile & Manufactured Home Park
Preservation Policy Text Amendment

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.

- **Housing 1** AFFORDABLE HOUSING
  
  **Goal:** Provide sufficient housing for the current and future population that is appropriate, safe, and affordable for all income levels.

- **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.

- **Housing 3** HOUSING QUALITY
  
  **Goal:** Improve the overall quality of the City of Spokane’s housing.

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**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

**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

**Supporting Policies:**
- Preservation: Rehabilitate existing housing, encourage preservation of viable housing, and improve maintenance and property responsibility
- Seek local options for property taxation methods and support reform measures for tax increment financing, low-income improvement relief and current land use

**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

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