Mobile and Manufactured Home Park Preservation
Comprehensive Plan Amendment
Plan Commission Workshop 4/8/2015
• Add a new land use policy in the Comprehensive Plan, Chapter 3, Land Use.
  • Policy 1.x Mobile Home Parks
    Designate appropriate areas for the preservation of mobile and manufactured home parks.
  * Supportive Discussion
Manufactured Home Park Preservation

Background Information
# Manufactured Home Parks

## Units May Be Owned by:

<table>
<thead>
<tr>
<th>Occupants</th>
<th>Park Owners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Can be a form of affordable homeownership; rent spaces or “pads”</td>
<td>Rental of space and housing unit</td>
</tr>
</tbody>
</table>

## Age of Housing Units in Parks

<table>
<thead>
<tr>
<th>Before 1976</th>
<th>After 1976</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-Dept. of Housing &amp; Urban Devel. (HUD) Code “Mobile Homes”</td>
<td>Manufactured Homes</td>
</tr>
</tbody>
</table>

## Age of Mobile/Manufactured Home Parks

| Newer parks have larger units, site-built attached garages | Older parks contain a mixture of newer and older homes |
How the Application Relates to Implementation

1) Application Phase: Approve New Policy?
   - Plan Commission Recommendation
     - City Council
       - Yes
         - Adopt New Policy?
           - Yes
             - Technical Advisory Committee
               - Pursue Strategy?
                 - Yes
                 - City Council
                 - Adopt Strategy?
                   - Yes
                   - Implement Strategy
                 - No
               - No Action Alternative
             - No
         - No
   - No

2) Follow-up Phase
   - Plan Commission Recommendation
     - City Council
     - Yes
     - Adopt Strategy?
       - Yes
       - Implement Strategy
     - No
Estimated Number of Units in Structures in Spokane’s 95,209 Housing Units, 2012

- 1-unit, detached: 61,957
- 1-unit, attached: 2,454
- 2 units: 2,555
- 3 or 4 units: 5,592
- 5 to 9 units: 5,170
- 10 to 19 units: 6,229
- 20 or more units: 9,686
- Mobile home: 1,566

Source: 2012 American Community Survey 1-Year Estimates
Manufactured Home Parks

- 19 Parks
- 205 Acres
- 1,100+ Homes
- Parks Vary in Character
- 12 Zoned Residential Single-Family
  - 1,021 Units
- 7 Zoned Industrial or Commercial
  - 153 Units
- Many are 55+ communities
Age of Spokane’s 1,124 Units in Manufactured Home Parks, 2015

- Pre 1976, 346, 30%
- 1976-1994, 505, 44%
- 1995+, 273, 23%
- No age data, 34, 3%

Sources: Spokane County Assessor and R. Cochran
Sundance Meadows

# of homes: 49
Capacity: 190

Large parks in residential zoning
Morgan Park

# of homes: 66
Capacity: 67

Large parks in residential
Spokane Cascades

# of homes: 275
Capacity: 283

Large parks in residential zoning
Sans Souci West
# of homes: 202
Capacity: 212

Large parks in residential zoning
Ponderosa and Rosewood
Total # of homes: 48
Total Capacity: 50

General Commercial
-adjacent to RHD
Isolated in Industrial
Parks Airfield Overlay
Occupant Demographics in Manufactured Home Parks

- Average Age in Many Parks is Higher than the Surrounding Area
- Average Income for Many Park Occupants is Lower than the Surrounding Area
- 2013 Spokane Area Median Family Income: $62,900 (Federal Financial Institutions Examination Council)
Vacancy Rate and Units Surveyed among Spokane Low Income Housing Consortium (SLIHC) Members’ Affordable Rentals in Spokane County

Source: Spokane Low Income Housing Consortium
Proposed Policy 1.x Mobile Home Parks

Designate appropriate areas for the preservation of mobile and manufactured home parks.

* Discussion:
  - Preservation linked to affordable housing and homeownership
  - Many homes are difficult to move
  - When a park is redeveloped, generally it is not replaced by a new park
Manufactured Home Park Preservation

Housing and Land Use Goals
• 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.
AFFORDABLE HOUSING

Goal: Provide sufficient housing for the current and future population that is appropriate, safe, and affordable for all income levels.
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.
Policy H 2.1 (Distribution of Housing Options) states: “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.”
• HOUSING QUALITY
  Goal: Improve the overall quality of the City of Spokane’s housing.
“Affordable housing can be encouraged through one or more of the following:

a) building more densely,
b) building less square feet per dwelling unit,
c) using manufactured housing, which can be sited on small lots either in manufactured home parks or on individual lots, and
d) using existing or creating public or private housing subsidies.”

Comprehensive Plan Housing Chapter 20, Vol. 2
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Next Steps

• Applicant Presentation
• April 15 - Open House Chase Gallery, 4:00-6:00 P.M.
• April 22 - Optional Plan Commission Workshop?
• Summer (Date to be Determined) - Public Hearing