

Mobile and Manufactured Home Park Preservation Comprehensive Plan Amendment

Plan Commission Workshop 4/8/2015

Comprehensive Plan Amendment

- 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:

Occupants	Park Owners
Can be a form of affordable homeowner-ship; rent spaces or “pads”	Rental of space and housing unit

Age of Housing Units in Parks

Before 1976	After 1976
Pre-Dept. of Housing & Urban Devel. (HUD) Code “Mobile Homes”	Manufactured Homes

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

Adopt
New
Policy?

Yes

No

2) Follow-up Phase

Technical
Advisory
Committee

Pursue
Strate-
gy?

Yes

No

No Action
Alternative

Plan Commission
Recommendation

City Council

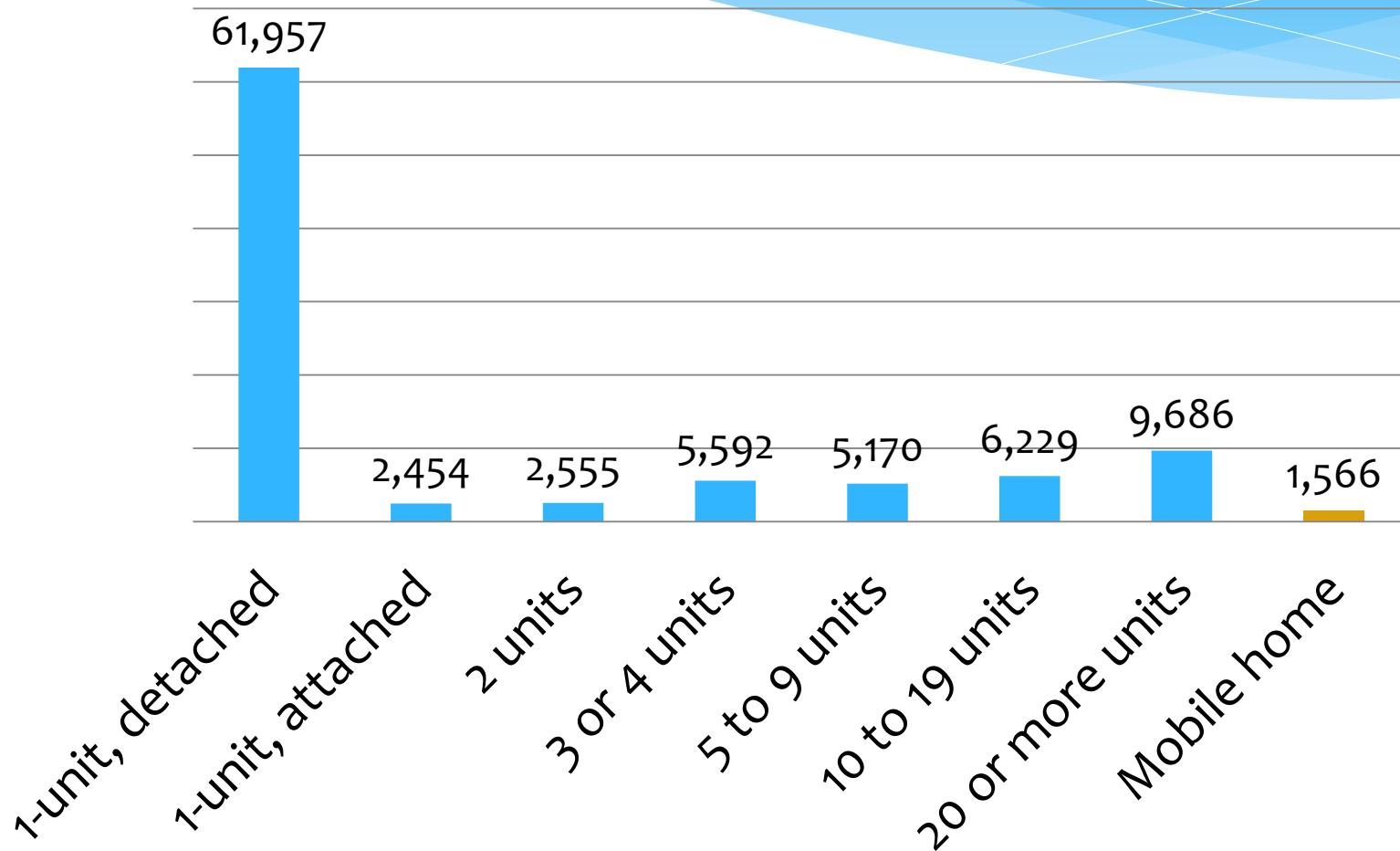
Adopt
Strate-
gy?

No

Yes

Implement
Strategy

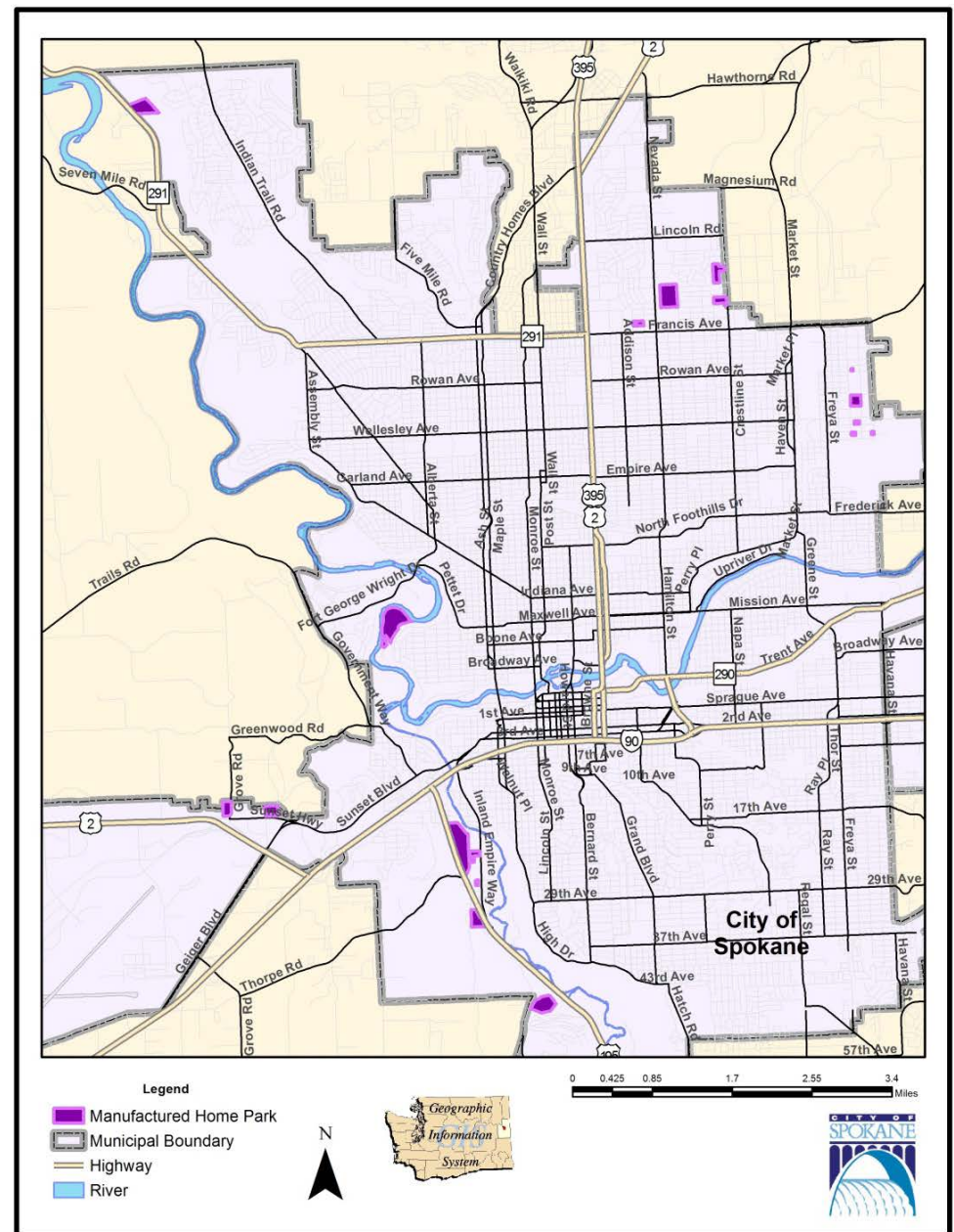
Estimated Number of Units in Structures in Spokane's 95,209 Housing Units, 2012



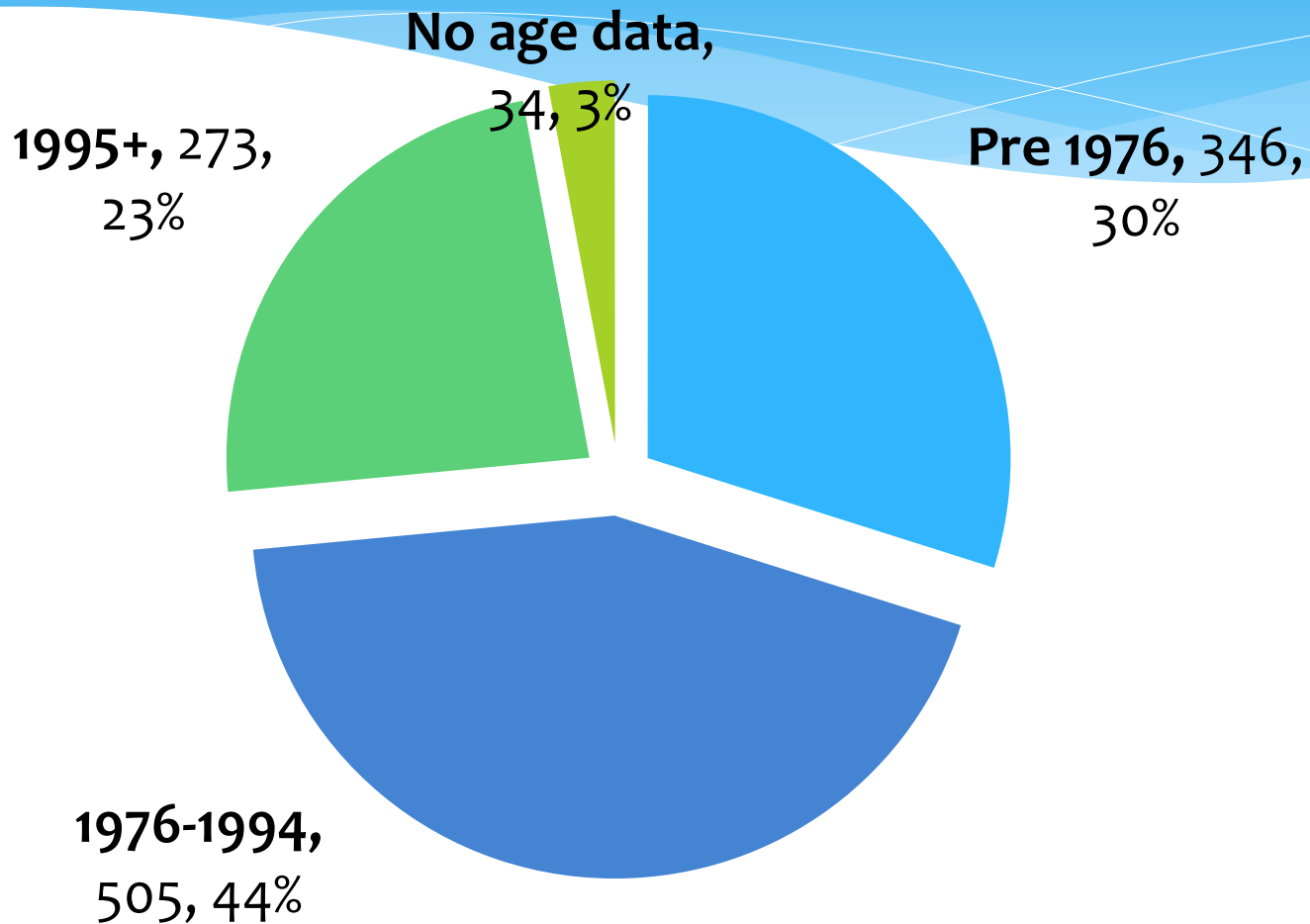
Source: 2012 American Community Survey 1-Year Estimates

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



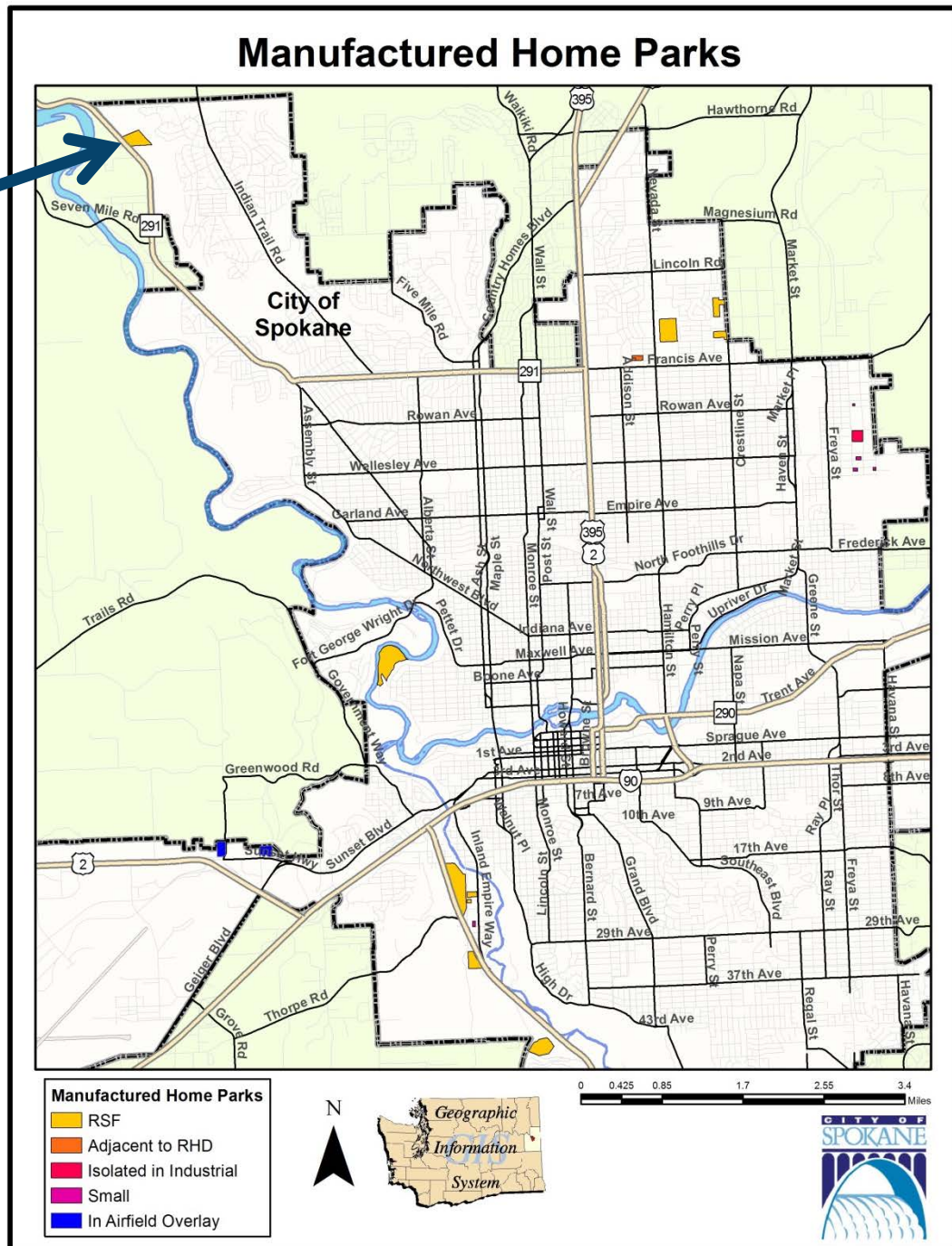
Sources: Spokane County Assessor and R. Cochran



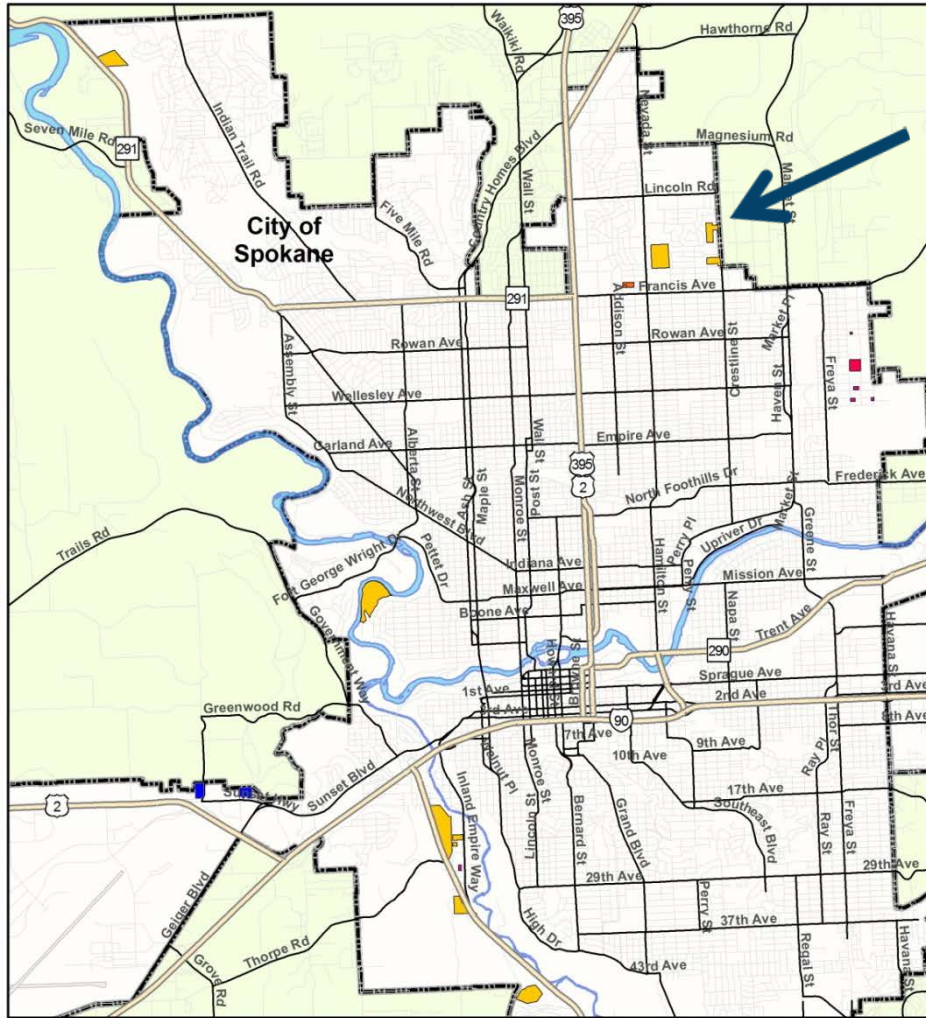
Sundance Meadows
 # of homes: 49
 Capacity: 190



Large parks in
 residential zoning



Manufactured Home Parks



Manufactured Home Parks

- RSF
- Adjacent to RHD
- Isolated in Industrial
- Small
- In Airfield Overlay



0 0.425 0.85 1.7 2.55 3.4 Miles



Morgan Park

of homes: 66

Capacity: 67



Large parks in
residential



Spokane Cascades

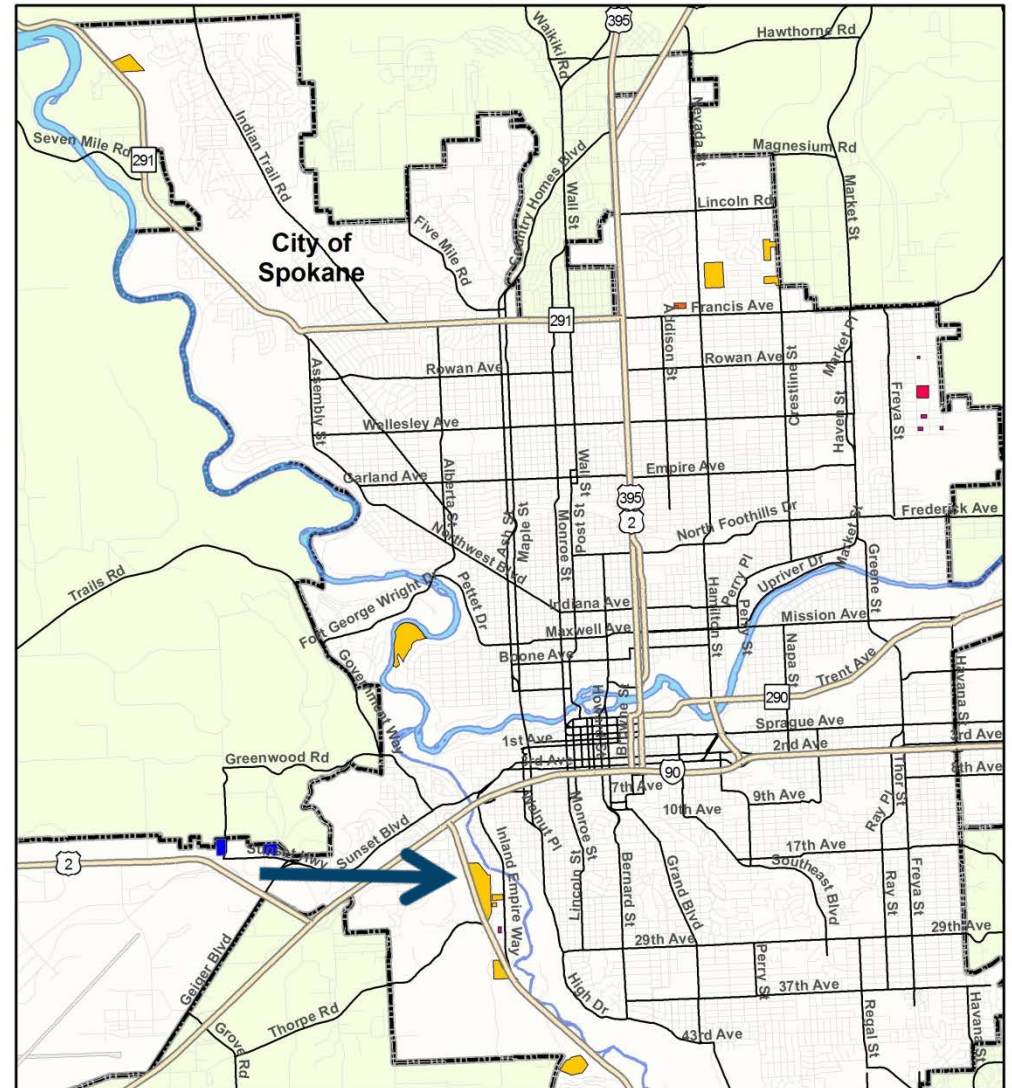
of homes: 275

Capacity: 283



Large parks in
residential zoning

Manufactured Home Parks



Manufactured Home Parks

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- In Airfield Overlay



0 0.425 0.85 1.7 2.55 3.4 Miles





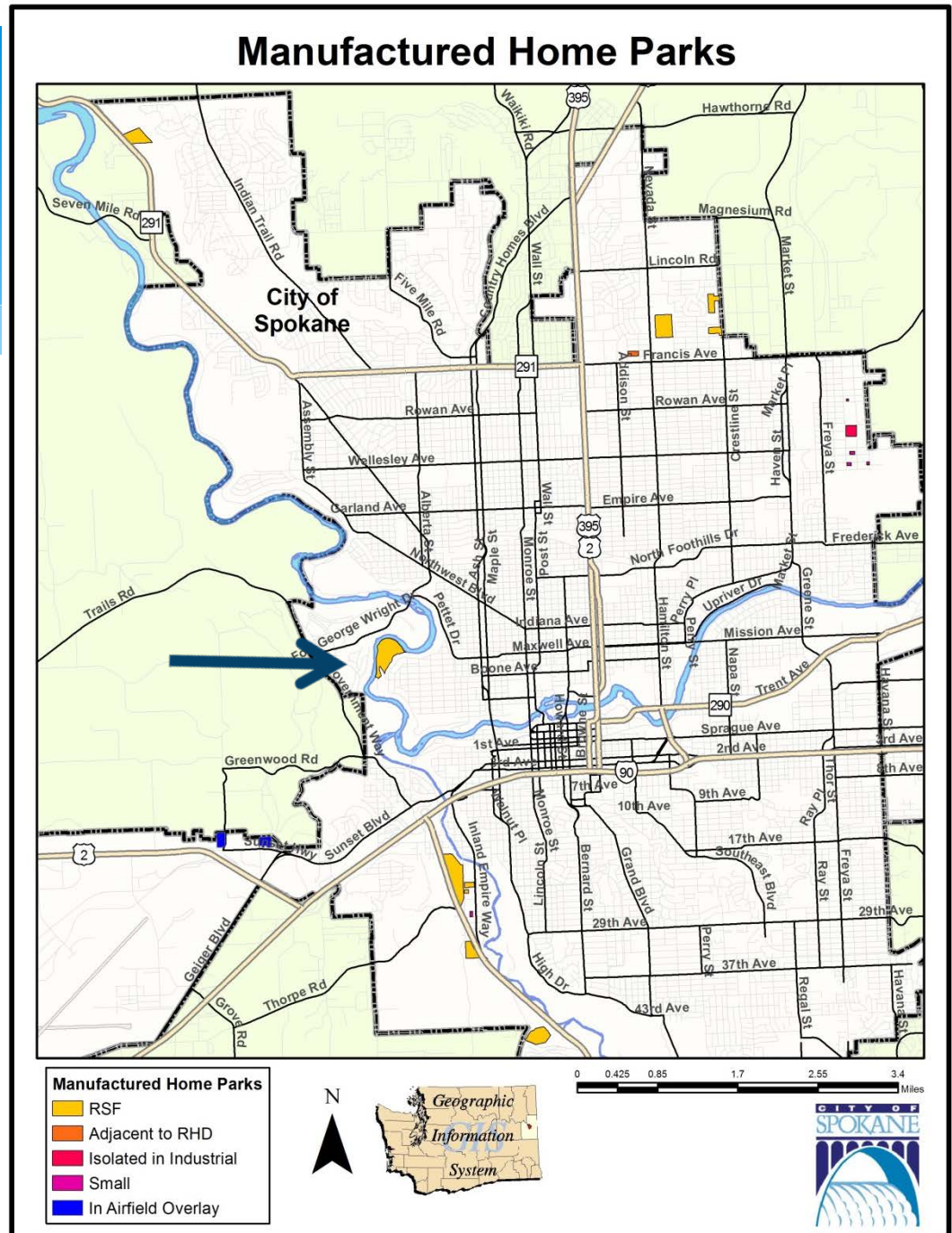
Sans Souci West

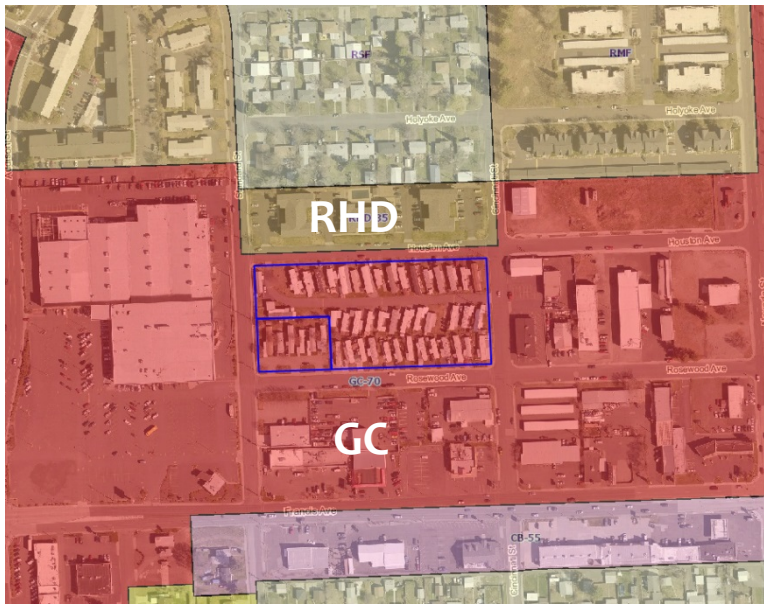
of homes: 202

Capacity: 212



Large parks in
residential zoning

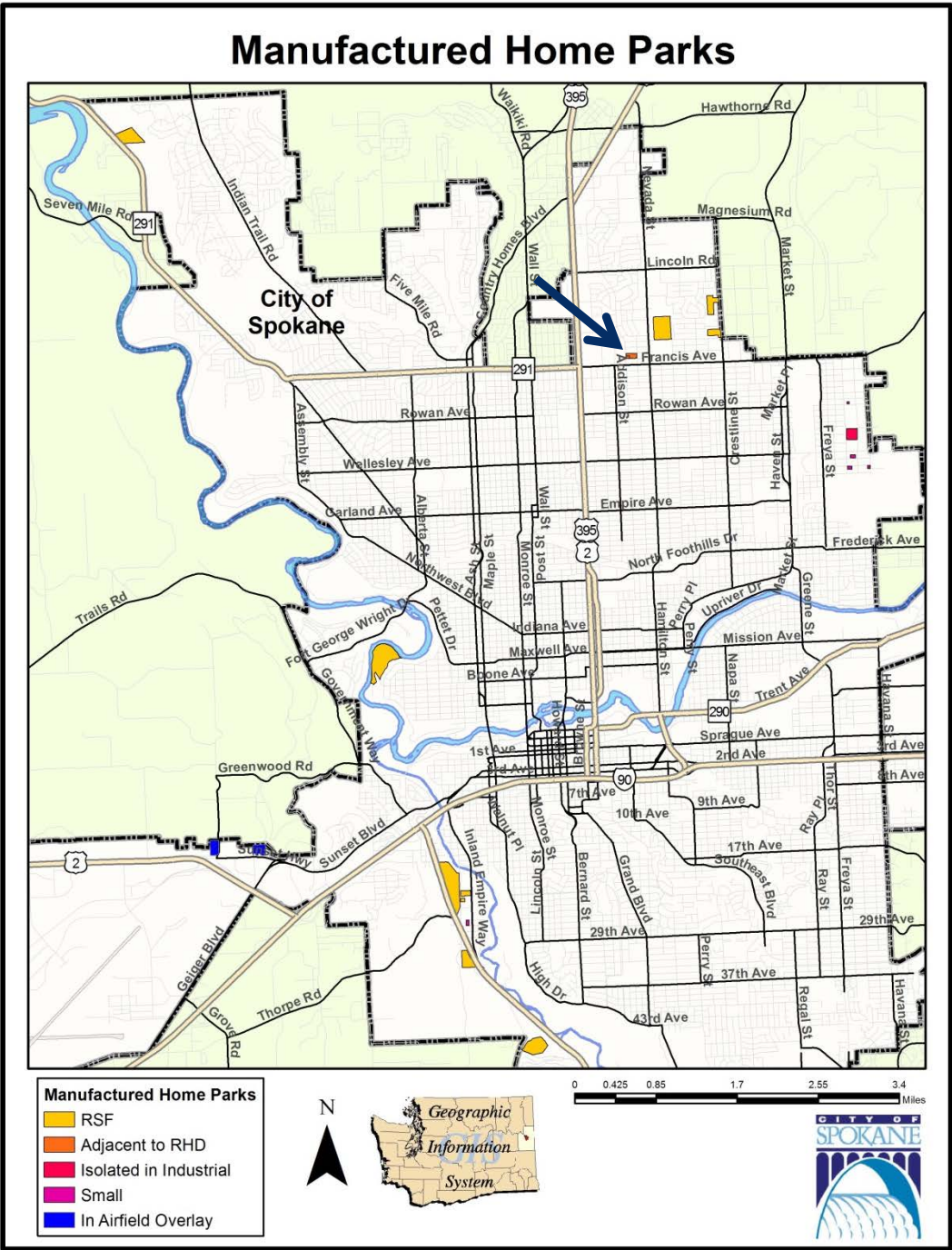


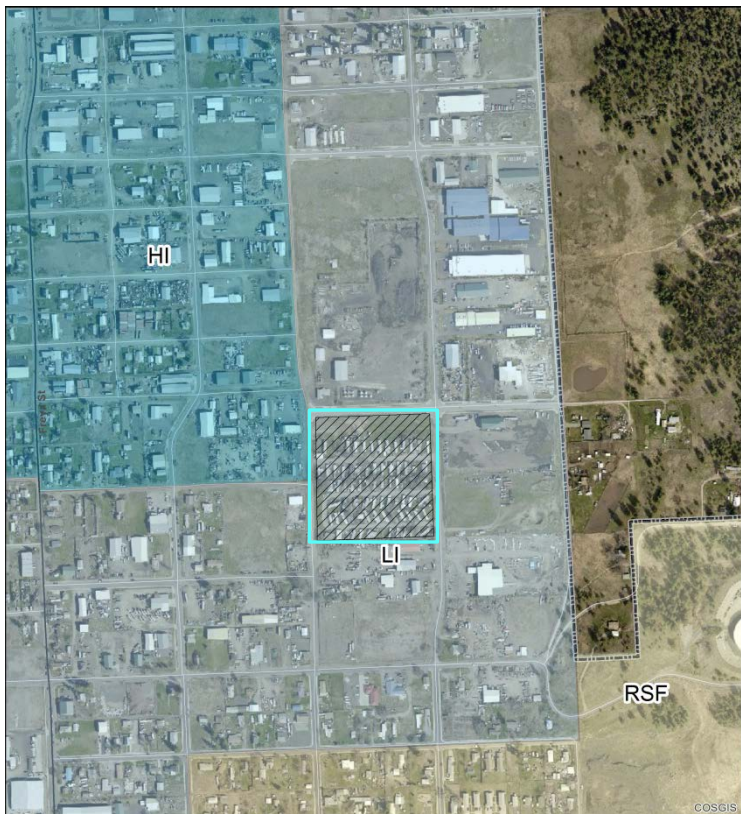


Ponderosa and Rosewood
 Total # of homes: 48
 Total Capacity: 50



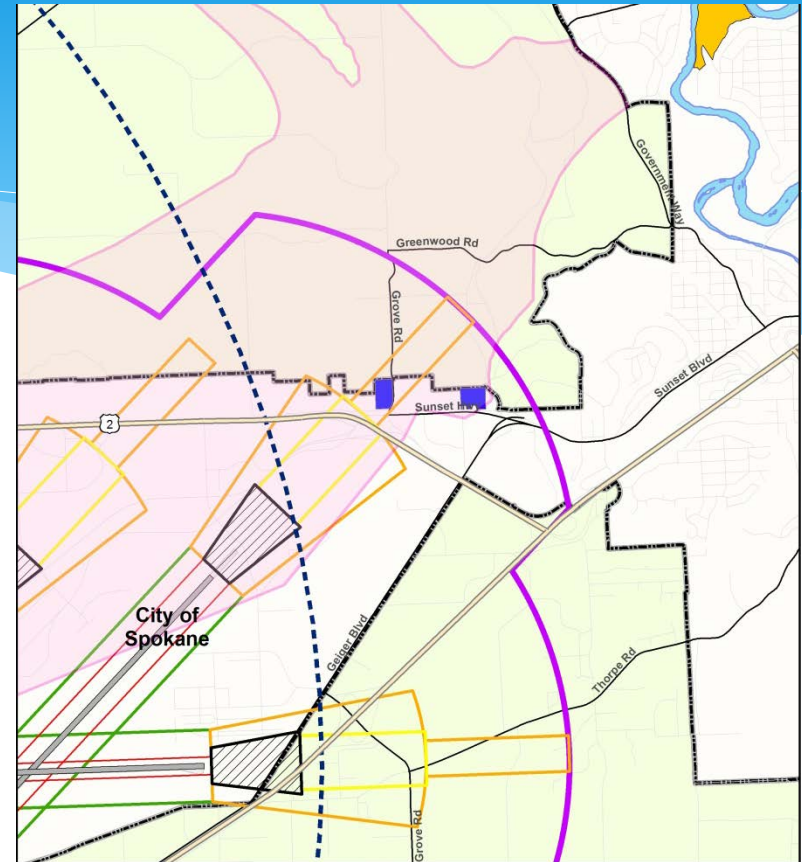
General Commercial
 -adjacent to RHD





Isolated in Industrial



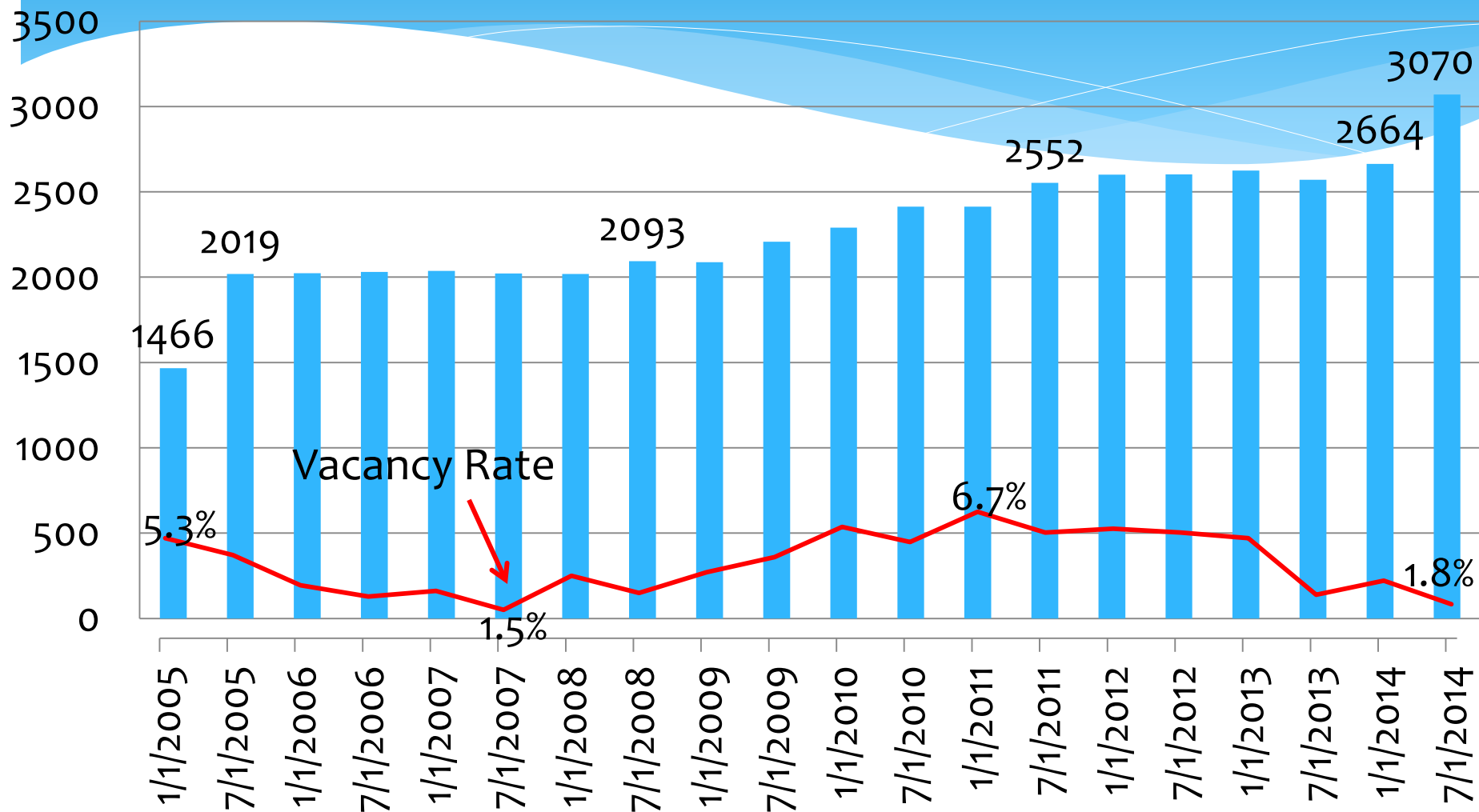


Parks Airfield Overlay

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



City of Spokane
Planning Services Department
808 West Spokane Falls Boulevard
Spokane, Washington 99201-5329
(509) 625-6060



City of Spokane's Comprehensive Plan

* Revised Edition January 2012*

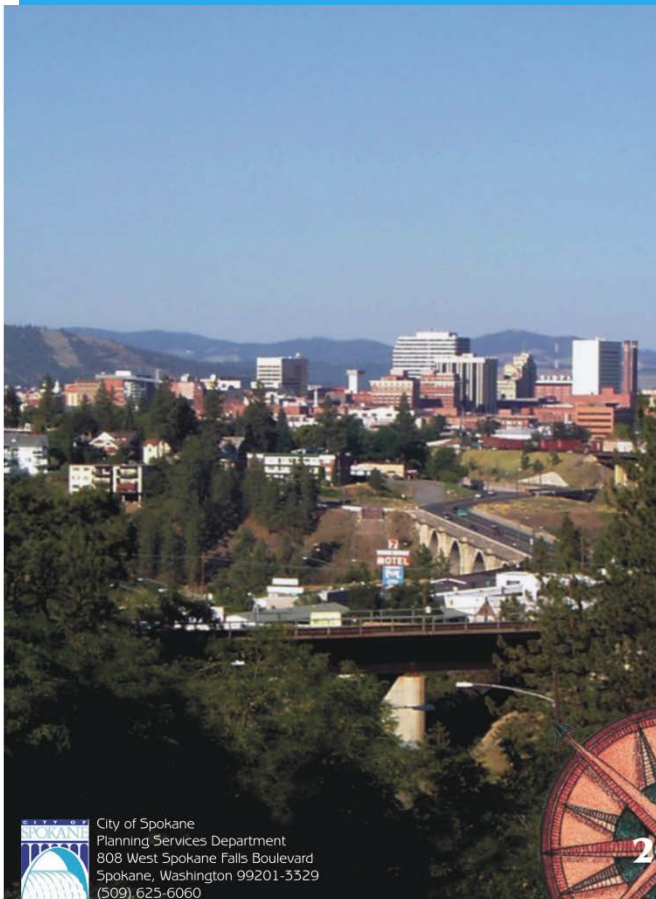


Land Use

Comprehensive Plan Land Use Goal 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 nonresidential development and design, and proactively reinforcing downtown Spokane's role as the urban center.



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Housing

Comprehensive Plan Housing Goal 1

- **AFFORDABLE HOUSING**

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

Comprehensive Plan Housing Goal 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.

Comprehensive Plan Policy

- * **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.”

Comprehensive Plan Housing Goal 3

- **HOUSING QUALITY**

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

Related SEPA Policy Document

“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

Manufactured Home Park Preservation

Comprehensive Plan Amendment Process

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No

Yes

Implement
Strategy

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