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June 11, 2018

Portland Planning and Sustainability Commission
1900 SW 4th Avenue, Suite 7100
Portland, OR 97201

RE: Manufactured Dwelling Park Project

Dear Portland Planning and Sustainability Commission:

1000 Friends of Oregon requests that you support the proposed Manufactured Dwelling Park Project now before you. 1000 Friends has been actively involved in Anti-Displacement PDX (AD PDX) and advocated for the anti-displacement policies the City has now adopted into the comprehensive land use plan. This includes Comprehensive Plan Policy 5.37, which specifically refers to the preservation of mobile home parks.

Policy 5.37, mobile home parks. Encourage preservation of mobile home parks as a low/moderate-income housing option. Evaluate plans and investments for potential redevelopment pressures on existing mobile home parks and impacts on park residents and protect this low/moderate-income housing option. Facilitate replacement and alteration of manufactured homes within an existing mobile home park.

This ordinance is a key component to turn Policy 5.37 into action. It is also consistent with statewide land use Goal 10, which requires Portland and all other cities to enact land use measures that “encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.” “Needed housing” includes manufactured dwellings.

Preservation of existing affordable housing is one of the most cost-efficient actions Portland can take; it will have an immediate impact on the ability of lower income families to stay in their current homes and communities, and for their children to stay in their local schools. Portland has 56 manufactured housing parks citywide, providing affordable homes for over 3,000 Portland households, including older adults, people living with disabilities, veterans, people of color, immigrants, and families with young children. These are often the only homes accessible and affordable to those who would otherwise be priced out of the city or made homeless by rising housing costs.

As property values and redevelopment pressures continue to climb, it becomes even more urgent to ensure long-term stability for all our manufactured housing parks. By strictly limiting the allowed land uses where existing parks are located, this proposal will help ensure that thousands of affordable homes are preserved for current and future residents.

We urge you to recommend adoption of this ordinance.

Sincerely,

A handwritten signature in black ink that reads "Mary Kyle McCurdy". The signature is written in a cursive, flowing style.

Mary Kyle McCurdy
Deputy Director