



St. Vincent de Paul Society of Lane County, Inc.

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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,

St. Vincent de Paul Society of Lane County (SVDP) has launched an aggressive effort to acquire and upgrade mobile home parks across Oregon to preserve one of the largest sources of affordable housing in the state and to protect park tenants from the threat of displacement. SVDP has acquired seven mobile home parks over the last decade. As an affordable housing provider that deals extensively with mobile home park acquisition and rehabilitation efforts, SVDP encourages you to adopt the Manufactured Dwelling Park Project. This new zoning designation will facilitate the ability of nonprofit affordable housing providers to improve and preserve more mobile home parks throughout Portland.

In 2016, SVDP was approached by the St. Charles Catholic Church in Portland, Living Cully, and the Portland Housing Bureau about acquisition of the Oak Leaf Mobile Home Park in northeast Portland. Residents of Oak Leaf had mobilized to halt sale to a developer who would close and redevelop the park. In response to impending displacement of residents and loss of the Oak Leaf as affordable housing, SVDP acquired the park in 2017.

As property values continue to rise, it is likely other parks will be targeted for closure and redevelopment. By strictly limiting the allowed land uses where existing parks are located, this proposal will increase the possibility for nonprofits like SVDP to acquire and preserve more parks. Initiatives to stabilize what is currently a crisis in the manufactured home park market, in which park closures for redevelopment are viewed as more profitable than rehabilitation efforts, are critical. The zoning designation would expand capacity to undertake more rehabilitation efforts by enabling nonprofits to operate without the pressures of imminent closure.

Taking steps to preserve the dwindling stock of mobile home parks is an investment in what has historically been one of the most cost-effective mechanisms to provide affordable housing. We thank you in advance for supporting this essential affordable housing preservation measure.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Terrence McDonald'. The signature is fluid and cursive, with a large loop at the end.

Terrence McDonald
Executive Director, St. Vincent de Paul Society of Lane County, Inc.