

June 12, 2018

Dear Portland Planning and Sustainability Commission,

Hacienda Community Development Corporation strongly urges you to adopt the Manufactured Dwelling Park zone change at your hearing tonight. We believe this zone change is urgently needed to protect the more than 3,000 very low-income households, many of whom are seniors, veterans, and people with disabilities, who remain in danger of displacement while their mobile home parks are unprotected from redevelopment.

The idea that rezoning manufactured housing communities will somehow diminish the availability of land zoned for higher density housing is misleading. The public and non-profit sectors do not have funds available to purchase Portland's existing mobile home parks, much less redevelop them with new housing. Until we arrive at some unforeseeable future, in which there is a massive surplus of affordable housing funds dedicated to providing new homes for the residents of mobile home parks, it is irresponsible and unjust to leave 56 parks in danger of market-rate redevelopment. Our most vulnerable residents will lose their affordable homes and their community.

Hacienda and other community development corporations are in the business of building new affordable housing. The problem we face is not a lack of land for us to buy; it is a lack of funds to purchase land and develop on it. Having the option of buying existing mobile home parks and build apartments there will not solve our affordable housing crisis. Instead, it will exacerbate the crisis by allowing market-rate developers to displace more low-income residents out of their homes and manufactured housing communities.

If this zone change is not implemented, it is not Hacienda and its like-minded organizations who will redevelop Portland's mobile home parks with apartments. It is the investors and market-rate developers who will target these properties for high-end housing.

If, in some hypothetical future, Hacienda were able to acquire a mobile home park and redevelop it with apartments that would house the existing residents, we could easily apply for a zone change to do so. Allowing the parks to remain in danger of market-rate development in hopes that non-profits will buy them is not worth the risk. These residents and their homes must be protected now.

Sincerely,



 Rose M. Ojeda, Director, Housing Development