



June 11, 2018

To the Portland Planning and Sustainability Commission,

ROSE Community Development strongly urges you to adopt the Manufactured Dwelling Park zone change at your hearing tonight. Over 3,000 very low-income families remain in danger of displacement while their mobile home parks are unprotected from redevelopment.

In a perfect world, non-profit housing developers such as ROSE would be able to build new homes all over the city and keep them permanently affordable for working families, senior citizens, and people with disabilities. However, we do not live in that perfect world.

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. The most vulnerable residents will lose their homes.

ROSE 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 kick low-income Portlanders out of their homes in these parks.

If this zone change is not implemented, it is not ROSE 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, ROSE 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,

A handwritten signature in blue ink that reads "Nick Sauvie".

Nick Sauvie

Executive Director