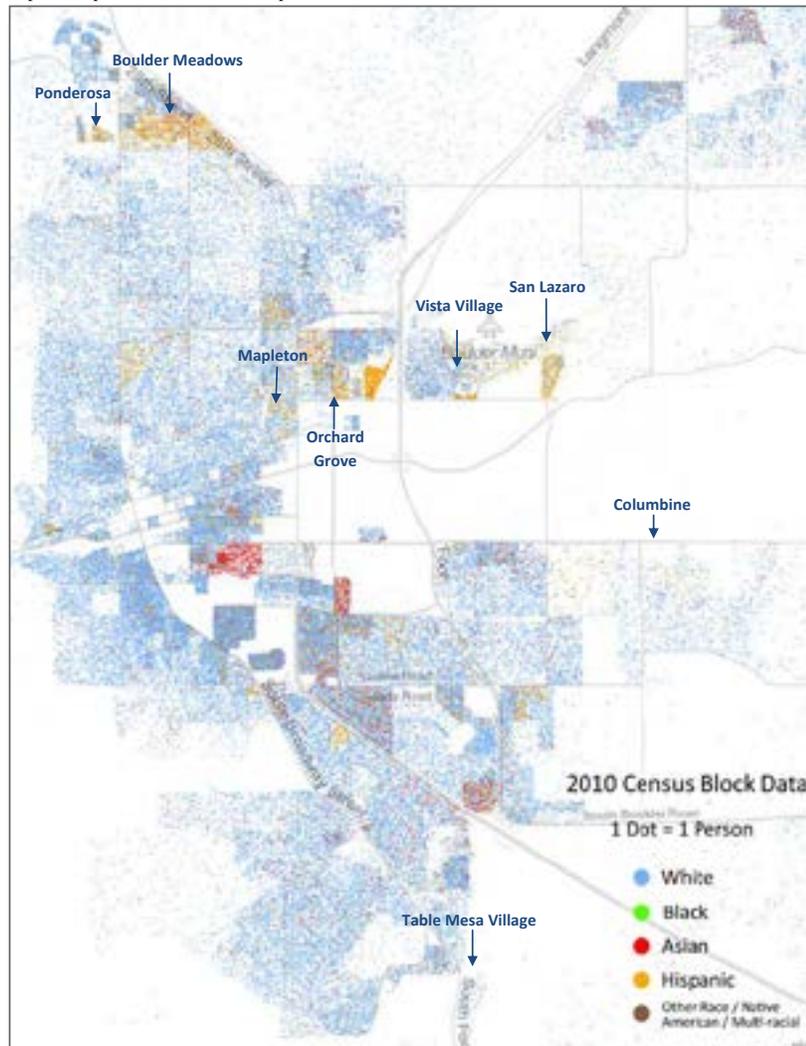


The Effect of Manufactured/ Mobile Home Zoning: Three Case Studies

Based on the effectiveness of this type of zoning in other jurisdictions, a cohort of three Masters of Urban Regional Planning, PSU students testify in support of the Manufactured Dwelling Park (MDP) zoning ordinance.

Case Study 1: Boulder, Colorado



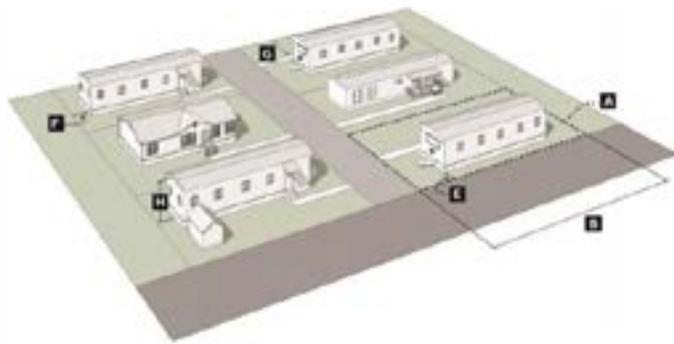
In Boulder, Colorado, mobile home parks have been recognized as an important source of naturally occurring affordable housing. In 1985, Mobile Home (MH) zoning was established to reduce the risk that the mobile home parks in Boulder, which at the time were located in medium to high density zones, would redevelop.

Currently, all eight mobile home parks in Boulder have MH zoning, preserving 1,549 mobile or manufactured homes and comprising 2.7% of the housing stock.

Mobile home parks in Boulder are located in predominately Latinx neighborhoods. The continued preservation of mobile home parks is important from a racial equity standpoint.

Case Study 2: Albuquerque, New Mexico

Originally approved in 1975, The Mobile Home (MH) Residential Zone allowed for mobile or manufactured housing to exist in residential areas with comparable densities and uses. The MH designation also allowed various uses including offices, growing plants, parks, and accessory uses. Zone changes, and conditional and variance uses have been approved in the city's past, and *no significant litigation has arose from the MH zoning designation on the grounds of property rights or takings claims.*



In November 2017, the city adopted an update to their zoning code which created a new, more specific manufactured and mobile home zoning designation : Residential- Manufactured Home Community Zone District (R-MC). The new code removes other residential uses from the code, establishes clear and consistent design standards and confirms an 18 month eviction notification process for residents.

Case Study 3: Tumwater, Washington

In 2009, Tumwater, Washington established a manufactured home zoning district that allows manufactured home communities, family child care homes, accessory uses such as clubhouses, and 11 conditional uses. Tumwater has 720 manufactured homes, or 8% of the city’s housing stock. *The ordinance–enacted in response to the practice of manufactured home park owners closing their parks and selling the land for development–sought to preserve the existing stock of manufactured home parks by limiting the allowed uses on these properties.*

Legality Challenged:

Three park owners and Manufactured Housing Communities of Washington sued shortly after Tumwater’s City Council approved the ordinances, alleging that they violated various constitutional provisions.

The United States Court of Appeals for the Ninth Circuit upheld the constitutionality of Tumwater’s zoning ordinance in 2012.

WE ENCOURAGE THE PLANNING COMMISSION TO VOTE YES.

Through these case studies, we have found that manufactured/ mobile home zoning designation has been effective at preserving a much-needed source of naturally occurring affordable housing. Additionally, this zoning change is in line with Policy 5.37 of Portland’s recently adopted 2035 Plan includes relevant language to “encourage the preservation of mobile home parks as a low/moderate income housing option.”

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