

From: [Jeffrey Delapena](#)
To: BJ@inter-west.com
Cc: [Jose Alvarez](#); [Bart Catching](#); [Oliver Orjiako](#)
Subject: RE: CASCADE PARK CONCERN
Date: Monday, December 16, 2024 11:28:00 AM
Attachments: [image001.png](#)

Good day, BJ,

Thank you for submitting your comments related to adding a zoning overlay to manufactured home parks in Clark County.

I have forwarded to additional Staff and will enter these into the Comprehensive Plan Index of Record.

Regards,
Jeff Delapena
Program Assistant, Clark County Community Planning

From: BJ Newman <BJ@inter-west.com>
Sent: Monday, December 16, 2024 10:48 AM
To: Jose Alvarez <Jose.Alvarez@clark.wa.gov>; gary.albrecht@clark.wa.gov;
gary.albrecht@clark.wa.gov; Bart Catching <Bart.Catching@clark.wa.gov>
Subject: CASCADE PARK CONCERN

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Hello,
I am a resident of Cascade Park Village which is in Clark County. Recently, I have learned of a possible threat to where I live. When I bought my house years ago, I was aware that I did not own the land upon which my home rests. However, I did not think about what would happen if the land owners sold the land to someone who would not retain the area as a manufactured home park. Now I understand what that would mean. Park owners who sell the land for development or another purpose would be required to provide at least \$10,000 to \$15,000 in moving assistance or compensate homeowners facing demolition by paying 50 percent of assessed market value in the tax year prior to the notice

of closure being issued. There are two issues with these requirements. Most of us here where I live do not live in 'mobile' homes but in manufactured homes which cannot be moved. Additionally, I understand that homes older than 10 years cannot receive a permit to move the home. Assessed value may be lower than market value, so half of the assessed value would be inadequate.

Someone said that we are not renters, but homeowners. Which puts us in a different category from renters or homeowners on land which they own. We just happen to live in homes that we own but not the land on which they rest. If you live in a home, how would you feel if you did not own the land beneath your home and the land owner decided to sell the land?

At a meeting recently, I learned that the City of Vancouver is considering a mobile home overlay zone. City staff would overlay a specific mobile home park zone on top of a park's current zoning to preserve the park's existence. Bellingham, Seattle and Portland have versions of an overlay zone. Mobile or manufactured home parks serve a unique role in city planning. The cost of a manufactured home is typically less than a condominium or townhouse or single family home but allows owners to live without neighbors sharing walls or living above or below them. We have yards, and most parks have rules about home and yard maintenance so that these parks are an acceptable part of a city's residential mix. Many manufactured home parks are restricted to people 55 or older so that senior citizens and in some cases, people with disabilities, can live in a nice home at a price affordable to someone on a fixed income. Even if a manufactured home park is not restricted to those over 55, it still allows residents to live in nice homes at an affordable price.

The city or county would still collect property taxes from these people while honoring them by allowing them to live in a nice environment. Many people on fixed incomes might be forced to live in their cars if their manufactured home was on land that was sold for another purpose. These vulnerable homeowners would have the value of their home reduced so that they could afford no place else to live.

I urge all of you to consider this issue which is unique to manufactured home owners. Most of these parks are not 'trailer' parks, and they form a good addition to the types of residences in the county. Please consider a zoning overlay for manufactured home parks in Clark County. I will be writing as well as to the Clark County Councilors and I hope that this issue will soon be on the agenda of the Clark County Council.

Thank you

BJ Newman

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