

From: [Susan Ellinger](#)
To: [Marneris, Christina R. \(DSHS/ALTSA/AAADSW\)](#); [Michael Torres](#)
Cc: [kevin.callahan](#)
Subject: RE: Mobile Home Park Challenge
Date: Wednesday, March 20, 2024 2:28:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Kevin –

My apologies for the time it took to craft this response.

I work in Community Planning and we are likely your best contact on this subject. I am part of a team that is currently working on implementing the Housing Options Study and Action Plan that was adopted in May 2022. That plan includes the following strategy:

HO-23 Study existing manufactured home parks, identify potential for displacement, and develop strategies to reduce or mitigate displacement. Consider development of a manufactured home park zone where other redevelopment options are limited, there are restrictions on discontinuing manufactured home parks uses, and/or enhanced notification, relocation assistance, and opportunities to convert to tenant ownership in the event of park closures.

I have forwarded your letter to the other county staff working on this project and City of Vancouver staff (some of the locations you included in the attachment are in the city) and will include it in the record of public comments. I will also forward your letter to be included as a part of the record for the comprehensive plan update that is currently underway. While we do not know the scope of the changes that will be included in either of these projects yet, updates to the comprehensive plan and/or development code will be considered through these projects and could include work related to strategy HO-23.

You can find more information about the housing project on this webpage:

<https://clark.wa.gov/community-planning/housing-options-study-and-action-plan>

You can view the adopted Housing Options Study and Action Plan on this webpage:

https://clark.wa.gov/sites/default/files/media/document/2022-06/Clark%20County%20Housing%20Study%20and%20Action%20Plan_FINAL%20APPROVED%2005172022.pdf

You can find more information on the comprehensive plan update on this webpage:

<https://clark.wa.gov/community-planning/2025-update>

Please let me know if you have any questions or if you would like to discuss any of this information further. Thank you!



Susan Ellinger

She/her/hers

Planner III

COMMUNITY PLANNING

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From: Marneris, Christina R. (DSHS/ALTSA/AAADSW) <christina.marneris@dshs.wa.gov>

Sent: Tuesday, March 5, 2024 2:25 PM

To: Michael Torres <Michael.Torres@clark.wa.gov>; Susan Ellinger <Susan.Ellinger@clark.wa.gov>

Cc: kevin callahan <kevincallahan1947@gmail.com>

Subject: Mobile Home Park Challenge

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Good afternoon Michael and Susan

Kevin Callahan is one of AAADSW's Advisory Council members and he would like to engage with key stakeholders about opportunities to protect existing mobile home parks with the aim at preserving housing for existing mobile homeowners.

Attached is an issue paper Kevin developed. Are there key stakeholders you could suggest he contact?

I hope both of you are well and enjoying our sunshine.

Take care,
Christina

Christina Marneris

Community Services Manager

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Get started at: [HelpingElders.org](https://www.HelpingElders.org)

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VANCOUVER'S MOBILE HOME PARK CHALLENGE

Like most communities in the country, Vancouver is struggling with providing an adequate supply of housing for its population growth. While the focus has mainly been on the production of new housing, Vancouver has a hidden affordable housing resource which it needs to protect. Within the city limits there are a total of 17 mobile home parks that provide affordable housing to the region's population. These mobile home owners are also renters because they do not own the land on which their housing units sits. This makes them especially vulnerable to potential changes in land use or major rent increases as, their options for relocation are extremely limited. The specifics for these senior mobile home parks are as follows:

Park Name	Location	# of Spaces	Monthly Rent
Blueberry Estates	11717 NE 50th	11	\$585
Cascade Park	16500 SE 1 st St	171	\$1,000
Columbia North	14204 NE 10th Ave	83	\$650
Creekside	5102 NE 121 st Ave	190	\$735
Cypress Point	1805 NE 94 th St	16	\$750
Evergreen	11316 NE 28 th St	38	\$615
Fair Oaks	5404 NE 121 st St	109	\$835
Fran Mar	15509 SE Mill Plain Blvd	98	\$615
Green Mountain	21291 NE 58 th St	50	\$500
Hazel Dell	1709 NE 78 th St	159	\$500
Lazy Z	1004 NE 72 nd St	45	\$495
Lemar Manor	15411 SE Mill Plain Blvd	56	\$605
Meadow Verde	507 NE 99 th St	98	\$835
Nomad	10505 NE 53 rd St	50	\$510
Northwest	3700 X St	50	\$695
Oak Haven	5701 NE St Johns Rd	90	\$665
Totem Pole	3909 E. Fourth Plain	<u>71</u>	<u>\$575</u>
Total Units/Average Rent		1,385	\$656

Recent trends in investor purchases of these types of housing in the region have created a new crisis for residents of mobile home parks. For Example, a 150-unit mobile home park in Woodland (Woodland East) was recently purchases by an investor. The park's residents are now facing major rent increases, which makes the affordability of their housing almost impossible. The City of Vancouver needs to adopt programs and policies which both preserve mobile home parks as an affordable land use and protect them from becoming unaffordable.

The cost to the City of protecting existing mobile home parks is relatively low and the community benefit for retaining them is high. The homeowner element is already in place and the cost per unit has already been undertaken by the existing mobile home owners.

There are a number of policy options the City should consider in their housing plans that would prioritize the preservation and even enhancement of this critical housing resource.

1. Create a special residential zone exclusively for mobile home parks. This designation would provide a high level of security that would prevent the park site from being utilized for another type of land use. This designation would also recognize the high value that mobile home parks provide as an essential element of the communities housing stock.
2. Provide low interest loans to existing mobile home parks that would allow the owners to upgrade infrastructure to help maintain the livability of the park. The loans could be conditioned on agreements to maintain the park in a habitable condition and could even include annual rent cap increases.
3. Provide funding at point of sale to assist the residents of a mobile home park to form a co-op and purchase the land so that they retain control of the park as a non-profit venture.
4. Establish standards for new mobile home parks within the city, and provide incentives for developers to install the basic infrastructure so that the sites improvements can be sold to a non-profit entity, or to the new homeowners once their tenancy is established.