From:	Cnty 2025 Comp Plan
To:	martysc927@gmail.com; Cnty 2025 Comp Plan
Cc:	Oliver Orjiako; Jose Alvarez; Susan Ellinger
Subject:	RE: Comprehensive Plan Update Comments
Date:	Tuesday, September 15, 2026 8:07:17 AM
Attachments:	image001.png image002.png image003.png image004.png

Good day, Martha,

Thank you very much for submitting comments related to the manufactured home park overlay.

I am forwarding to additional members of staff, and this will be added to the Comprehensive Plan Index of Record.

Best,

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558

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From: Clark County <webteam@clark.wa.gov>
Sent: Monday, September 14, 2026 7:14 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan Update Comments

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Submitted on Mon, 09/14/2026 - 7:13 PM

First Name
Martha

Last Name
Maher

Email Address
martysc927@gmail.com

Phone Number
3606078944

Address
16500 SE 1st St, Unit 3
Vancouver, Washington. 98684-9588

Message Subject
Manufctured Home Park Overlay

Comments
I live in Cascade Park Estates at 16500 SE 1st Street, Vancouver (Unit 3) and deeply appreciate that the County is moving to create the zoning overlay to protect our homes. The potential conditions listed for a park owner to be able to rezone a park have me troubled however.
My concern with the idea of redeveloping based on a park not being "economically viable" is that numbers can be manipulated to present the case desired to benefit the owner unfairly.
The proposed use exception to redevelop for "affordable housing" is especially troubling. According to your own information, the vast majority of homeowners in manufactured homes are already on a low and/or fixed income with many older, disabled, or otherwise disadvantaged residents. The idea of eliminating a park that is already serving low-income residents in order to change which low-income residents will get housing is essentially setting up a competition for which group is more important to support, resulting in a great many people losing their homes and potentially ending up on the streets. Meanwhile, the park owner walks away with a tidy profit. That does not sound equitable or fair minded in any way.
I would like to see stronger guard rails written into the overlay to help prevent the more powerful entity, the park owner (whether an individual or a business), from twisting the process to gain a financial advantage.

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