

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
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** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title:

AN ORDINANCE relating to land use and zoning; adopting a moratorium on the filing, acceptance, processing, and/or approval of applications for development in areas currently used as mobile home parks; declaring an emergency; and establishing an immediate effective date; all by a 3/4 vote of the City Council.

Summary and background of the Legislation:

This legislation would establish (1) a temporary one-year moratorium on redevelopment of existing mobile home parks and (2) establish a work program for developing regulations that Council could consider to stabilize existing mobile home communities.

Manufactured homes are a source of market rate affordable housing. The Halcyon manufactured home park is located in northwest Seattle within the Bitter-Lake Haller-Lake Residential Urban Village in a commercial zone. A developer has approached the City with preliminary plans to redevelop the Halcyon with close to 200 town houses.

Regionally, other jurisdictions are developing regulations to stabilize mobile home communities. In August 2018 Portland, Oregon amended its Comprehensive Plan and development regulations to make it more difficult for manufactured home parks to be redeveloped. Among other things the amendments (1) established a “manufactured dwelling park” residential zone; (2) established development incentives, including density incentives, to encourage existing manufactured home parks to maintain their land use; and (3) established procedural standards whereby the City could consider allowing conversion of existing manufactured home parks to another use.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ___ Yes X No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes X No

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

The legislation establishes a work program for the Office of Planning and Community Development and the Seattle department of Construction and Inspections. Implementing the

work program will require staff resources from both departments, which could preclude them from working on other Council or Mayoral initiatives.

Is there financial cost or other impacts of *not* implementing the legislation?

Existing mobile home parks house many low-income and senior household. Displacement of low-income residents could increase demand for services provided by affordable housing and human services providers.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

Yes, the Seattle Department of Construction and Inspections and the Office of Planning and Community Development.

b. Is a public hearing required for this legislation?

A public hearing is required within 60-days after passage of the bill

c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?

No.

d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

Yes, hearing notice is required in the Daily Journal of Commerce.

e. Does this legislation affect a piece of property?

The legislation affects property currently in use as mobile home parks. Those properties include, at least, the Halcyon mobile home park, located at 12234 Stone Av N, and a mobile home park immediately

f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?

Mobile home parks offer market rate affordable housing to seniors and low-income households. This legislation establishes a moratorium to allow the City to explore options for stabilizing those communities.

g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).

NA

List attachments/exhibits below: