



# Pierce County Council

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**Committee Amendment No. 10**  
**Proposed Ordinance No. 2009 - 71**  
**Sunny Yellow**

**September 16, 2009**

**To: Community Development Committee**  
Terry Lee, Chair  
Shawn Bunney, Vice Chair  
Timothy M. Farrell, Member  
Barbara Gelman, Member

**From:** Roger Bush, Council District 3

**Hearing Date:** September 21, 2009

**Attachments:** None

**Subject: Proposed Amendment to Proposal 2009 - 71, Exhibit B, concerning Housing Affordability (Text Amendment T-5)**

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The following amendment to Exhibit B in proposed Ordinance 2009 - 71 would modify the proposed amendment T-5 consistent with State Statute and established case law.

1. On page 6 of Exhibit B, line 45, after "priorities" insert "consistent with law" show as follows:

**19A.70.020 Solutions to Housing Issues.**

**C. HS Objective 2B.** Advocate State legislative actions addressing manufactured home communities.

1. Support State legislative priorities consistent with law that promote:
  - a. Long-term preservation of existing Manufactured Housing Communities in their present use;
  - b. Ability of Manufactured Housing Community residents to purchase their park where they own housing units;
2. On page 7 of Exhibit B, on line 39, after "tools" insert "to the extent permissible by law" and starting on line 41, delete subsection 19A.70.030 C.1 "1. To the extent permissible by law, fund a relocation assistance program through a "displacement fee" charged as through an established closure/conversion process." in its entirety to show as follows:

**C. HS Objective 4A.** Establish financial tools to the extent permissible by law to assist with relocation expenses for manufactured home owners located in communities that are scheduled for closure.

3. On page 8 of Exhibit B, starting on line 22, delete subsection 19A.70.040 A.1.f “Place conditions on rezoning Manufactured Housing Communities which encourage the preservation of Communities consistent with Task Force policy recommendations;” in its entirety and renumber the remaining subsections to show as follows:

**19A.70.040 New Housing.**

**HS Objective 5A.** Provide opportunities for the development of new manufactured home communities.

- A. Ensure zoning and development regulations allow for the continued use of existing communities and an opportunity for new manufactured home communities to be developed.
  1. Review, and amend as necessary, the Comprehensive Plan and development regulations to ensure that where Manufactured Housing Communities are a permitted use (either outright or as a conditional use) other development regulations do not preclude or discourage their continued use or the development of new Communities. After review and amendment, the regulations could:
    - a. Ensure that single-wide unit use type is allowed in all Manufactured Housing Communities;
    - b. Allow higher density within Manufactured Housing Communities than allowed in the underlying zone;
    - c. Review the Pierce County Development Regulations to evaluate if specific components, such as the design standards, inhibit the development of new Manufactured Housing Communities and compare adopted mobile home/manufactured home definitions with state and federal terminology. If the evaluation identifies regulatory challenges or inconsistent definitions, recommend amendments;
    - d. Change zoning to allow Manufactured Housing Communities in more zones;
    - e. Provide a bonus density for Manufactured Housing Communities above 6 dwelling units per acre;
    - f. Allow multi-section homes to be placed on former single-wide spaces if setbacks and infrastructure are sufficient;
    - g. Include other provisions found necessary during review to advance the intention of this policy.

4. On page 9 of Exhibit B, starting on line 17, delete subsection 19A.70.050 B. and C. in their entirety, shown below in ~~strikeout text~~ as follows:

**HS Objective 6A.** The preservation of existing manufactured home communities.

- A. Support a long-term commitment of Manufactured Housing Communities.
  1. Encourage and facilitate the purchase, long-term lease or development of Manufactured Housing Communities by residents, nonprofits and public housing authorities which are appropriately continued in this use with provision for keeping rents in the resident-, housing-authority-, or non-profit-owned or leased communities affordable to a wide range of incomes.
    - a. Help such purchasers locate funding, and consider public financing supporting such purchases on a case-by-case basis.
    - b. Help bring together willing sellers and purchasers who will continue use as park.

- c. Look for opportunities to accomplish such changes in advance of pending sales by park owners in a fashion that does not unduly delay or complicate the normal sales process.
  - d. Encourage long term leases by community owners to housing authorities or non-profit organizations as an alternative to the sale of communities which may result in a conversion to another use.
- ~~B. Review existing parks and current zoning to find opportunities to rezone existing Manufactured Housing Communities adjacent to existing urban residential zones to an appropriate residential zoning classification.~~
- ~~C. Amend the County Code to incorporate procedures and requirements that must be followed during the process of closure before a change of use will be allowed. The procedures should lead to an orderly relocation of Community residents and should:~~
- ~~1. To the extent permissible by law, require Community owners to participate in funding the relocation of Community residents in the event of a voluntary closure or change of use. For example, owners might be required to pay up front the costs to relocate a home that will be occupied and to be reimbursed by public funds to the extent those funds are available, and to absorb any shortfall between public funds and actual relocation costs.~~