

## REASON FOR REQUEST

This City-initiated rezoning request for the North College Mobile Home Park continues community efforts to rezone the community's major mobile home parks to the new Manufactured Housing (MH) zone district. In 2020 the City began rezoning large manufactured housing communities to the MH district to implement policy goals in City Plan to preserve and protect this unique and affordable type of housing and to prevent future displacement of residents.

The MH zone district is designed to discourage redevelopment of existing manufactured housing communities and ensure existing parks are located in zone districts where the land use is explicitly permitted. Preserving manufactured housing communities advances multiple policy goals, including:

### City Plan: LIV 5.2 – Supply of Attainable Housing

Encourage public and private sectors to maintain and develop a diverse range of housing options, including housing that is attainable (30% or less of monthly income) to residents earning the median income. Options could include ADUs, duplexes, townhomes, mobile homes, manufactured housing and other “missing middle” housing types.

### City Plan: LIV 6.4 – Permanent Supply of Affordable Housing

Create and maintain an up-to-date inventory of affordable housing in the community. Pursue policy and regulatory changes that will encourage the rehabilitation and retention of affordable housing in perpetuity.

### 2022 Strategic Plan – Neighborhood Livability & Social Health 1.8

Preserve and enhance mobile home parks as a source of affordable housing and create a safe and equitable environment for residents.

## PROPERTY LEGAL DESCRIPTION

### Parcel 1 (9702100025)

BEG 492.76 FT S AND 240 FT W OF NE COR OF NE 1/4 2-7-69, S 164.25 FT, W 1127.1 FT TO W LN E 1/2 OF NE 1/4, N 164.25 FT, E 1127.1 FT TPOB (AD), FTC; ALSO POR NE 1/4 OF NE 1/4 2-7-69 LYING S OF FOL DESC LN: COM E 1/16 COR

### Parcel 2 (9702100021):

BEG AT PT 657.02 FT S OF NE COR OF NE 1/4 2-7-69, W 1320 FT M/L TO W LN OF E 1/2 OF NE 1/4, S 328.5 FT, E 1127.1 FT M/L TO W LN K BAR D SUB, N 219 FT, E 198.9 FT, N 109.5 FT TPOB; LESS ROW TO CITY PER 20140040137

### Parcel 3 (9702100028)

BEG AT N 1/4 COR 2-7-69, TH ALG N LN S 89 59' E 1317 FT TO NE COR OF W 1/2 OF NE 1/4, TH ALG E LN OF W 1/2 OF NE 1/4 S 0 3' 20" W 405 FT TPOB, TH CONT ALG SD E LN S 0 3' 20" W 1956.97 FT, N 89 59' W 2.67 FT M/L TO ERLY L