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Sunday, September 12, 2021

To: Planning Commission

Re: Senior Mobilehome Park Overlay Ordinance (September 16, 2021, Agenda Item III. A.)

Chair Schwartz and Planning Commission:

Allied Neighborhoods Association is very supportive of a Senior Mobilehome Park Overlay and pleased to see the Ordinance before the Planning Commission. Every effort needs to be made to protect affordable senior housing.

In reviewing the staff report, we have a couple of questions:

1) **Draft Ordinance, 30.57.050, E**. Land Use Regulations Specific to Senior Mobilehome Parks - Compliance with Code of Federal Regulation*. "A Senior Mobilehome Park located within the Senior Mobilehome Park Overlay Zone shall comply with 24 C.F.R. § 100.307."*

We see no explanation of 24 C.F.R. § 100.307 in the staff report. Could staff please provide information on it, so everyone understands what we would be complying with?

2) **III. Discussion** (pg.1)**.** The staff report seems to present two options. "*A park qualifies as a senior mobilehome park if at least eighty percent of the spaces are occupied by, or intended for occupancy by, at least one person who is fifty-five years of age or older, or in which one hundred percent of the spaces are occupied or intended for occupancy by persons sixty-two years of age or older."*

There is no background information regarding how we got to the two options presented. Could staff please provide this?

Without background context information, the 80% option could be a loss of senior housing, as it's our understanding that currently the Flamingo Mobile Home Park is occupied by seniors. 20% of the number of spaces in the Flamingo Mobile Home Park is in the range of 13 senior housing units. We can ill afford to lose 13 senior housing units.

Thank you for your consideration of our comments. We look forward to a Senior Mobilehome Park Overlay Ordinance moving on to Ordinance Committee and then to City Council.

Sincerely,
Allied Neighborhoods Association

Cc: Tava Ostrenger
Ariel Calonne
Jessica Metzger
Renee Brooke
Daniel Gullett
Elias Isaacson
Rebecca Bjork