

**NEWBERG AFFORDABLE HOUSING ACTION COMMITTEE
LEGISLATION SUBCOMMITTEE MINUTES**

Wednesday, July 28, 2010

4 p.m. to 6 p.m.

Newberg City Hall

Permit Center Conference Room

414 E. First Street, Newberg, OR

I. Open meeting: The meeting opened at 4:05 p.m.

II. Roll call:

Present:	Denise Bacon, Doug Bartlett,
Absent:	Mike Gougler
Staff Present:	Steve Olson, Associate Planner
Others Present:	Pat Fauley, Azalea Mobile Home Park; Jim Keller, Chehalem Mobile Park

III. Manufactured Home Park Retention:

Staff noted that Newberg has approximately 600 spaces in existing manufactured home parks, so this is a significant part of Newberg's affordable housing. The recession has weakened the conversion threat, but that will not last forever. In previous meetings the committee had discussed using a "carrot" approach to help encourage the retention of manufactured home parks. One possible option was creating an escrow account that park residents could contribute a small amount to every month. This money could be used, if necessary, to either help buy the park or for moving expenses. Staff asked the park managers what the City could do to help keep the parks viable in the long run.

Jim Keller is the owner and manager of Chehalem Mobile Park (217 Old Highway 99W), and has lived there 30 years. Pat Fauley has lived at Ridgeview Village park (on Columbia Drive) for 15 years, and managed the park for the first 11 years. She currently manages Azalea Gardens Mobil Manor (1103 N. Springbrook Rd, near Bi-Mart).

Jim noted that some of his tenants are very low income, and would not be interested in the escrow account idea. He thought it might work for some parks. One project he plans to do is add individual private water meters for the units, so he can charge them individually for water. When he does that he expects water use will go down, as people start to use water more carefully. If the city could help pay for these private water meters (\$800-1,000 apiece) then it would help conserve water.

Jim said that Chehalem Mobile Park was laid out for single-wide trailers, which are hardly made anymore. When the existing single-wides get too old and are scrapped he has trouble finding new tenants, which has led him to allow more RVs in the park. Jim does not believe his tenants are worried about the possibility of the park converting to some other use, and he has no plans to change the park. Some future owner may have different plans, however, so he would not want

the R-4 zoning placed on his park and limiting his options. At some point he will either have to redo all of the utilities in the park or look at other options.

Pat noted that one potential problem for park residents that buy their own park is that they then have to govern it themselves. This can lead to conflicts, so it is sometimes easier just to have a single park manager. Pat believed that state law now requires park owners that close parks to pay residents \$5,000 or \$10,000 toward moving costs. Pat was not opposed to the escrow fund idea but did not know if residents would be in favor of it. The people who own her park are from California, but are committed to owning and operating manufactured home parks. She is not especially worried about the park being closed.

Pat noted that YCAP has done a lot of weatherization work in manufactured home parks, and thought the program was great. She encouraged the city to support YCAP's weatherization work as one way to help parks.

Jim said that he knew of one recent case where someone tried to create a new manufactured home park near Newberg but the land costs were just too high.

One issue that really affects livability in parks is how much parking they have per unit. Ridgeview's internal drives are wide enough that you can park on the "street." Most parks have two or more parking spaces per unit.

Summary:

- YCAP's weatherization program really helps park residents, so the City should support this program.
- Not all parks are the same; some may be able to benefit from the escrow account approach.
- These two approaches could work together: if the weatherization program lowers the monthly cost of utilities then that may free up some money for an escrow savings program.
- The committee thought it would be useful to hear from CASA about their experience helping residents buy a park in McMinnville.

The committee members and staff thanked Pat and Jim for their input, and Pat and Jim left the meeting.

IV. Manufactured Home R-4 zone:

The committee briefly reviewed where the R-4 zone might be used, and discussed the pros and cons of the 5 acre minimum size for a mobile home park in the development code. The larger parks in town are some of the nicer parks, as they are large enough to have a professional manager. The smaller parks may have more management issues.

Follow-up items:

- The committee would like to know the size of the existing parks in town before making a recommendation on whether or not to change the 5 acre minimum for mobile home parks.
- The committee would like to talk to either tenants or people representing tenants (they feel they heard the owner's perspective today). Is there a woman living at the Nut Tree park who was involved at the state level representing tenants?

V. **Other business:** No other business.

VI. **Adjourn:** The meeting adjourned at 5:35 p.m.

Approved by the Affordable Housing Action Committee – Legislative Subcommittee this 25th day of August, 2010.



Legislative Subcommittee Secretary