



Planning, Development & Transportation

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MEMORANDUM

DATE: July 30, 2020
TO: Mayor Troxell and City Councilmembers
THRU: Darin Atteberry, City Manager ^{DS}
Kelly DiMartino, Deputy City Manager ^{DS}
Caryn Champine, Director of Planning, Development & Transportation ^{DS}
Paul Sizemore, Interim Community Development & Neighborhood Services Director ^{DS}
FROM: Ryan Mounce, City Planner ^{DS}
RE: July 28, 2020 Work Session Summary – Manufactured Housing Zoning

At the July 28th City Council Work Session, staff provided an update on topics related to the forthcoming Manufactured Housing (M-H) zone district, including how land use guidance in the City’s policy plans influences rezoning of properties to the new district, and an updated rezoning timeline which will now occur after the manufactured housing redevelopment moratorium expires. All councilmembers were present for the discussion via Zoom.

General direction and discussions from the work session included:

Manufactured Housing Property Rezonings

- General support to move forward and consider rezoning residential properties containing manufactured housing communities to the new M-H district.
- Openness to consider rezoning commercial properties to the M-H district based on their individual merits. Any commercial property rezonings should be separated from the remaining rezoning process due to their unique circumstances and requirements to amend City policy plans.
- Reviewing how the new zone district can be a proactive tool for both the preservation of existing parks and a proactive tool for new development.
- Discussion and direction to explore additional preservation incentives to support park owners and residents.
- Discussion that the new ad-hoc housing committee may wish to discuss manufactured housing topics, such as the role of the new M-H district for new manufactured housing development.

Manufactured Housing Redevelopment Moratorium

- Support to bring forward an extension of the redevelopment moratorium for up to four months.

Next Steps

- On August 4th, staff will bring forward for Council's consideration:
 - Proposed Municipal Code changes to address residents' rights and livability issues
 - Proposed Land Use Code changes to create the new M-H district
 - An extension of the manufactured housing redevelopment moratorium
- Additional outreach is planned with residents, owners, and managers in the coming months specifically related to the rezoning of properties to the M-H district.
- Staff will investigate opportunities to discuss manufactured housing topics with the new ad-hoc housing committee and continue researching and identifying incentives for the preservation of manufactured housing communities.