

Action Plan for Manufactured Housing Communities

Washington County Office of Community Development

Last Updated: 3/30/22

Goal: Manufactured housing communities that provide a stable, safe, lower-cost housing option for Washington County homeowners.

Objective 1: Preserve existing MHCs as decent, safe, and affordable housing.				
Strategy 1.1: Support the purchase of MHCs and preserve them as affordable housing.				
Actions	Lead	Potential Supporting	Timeframe	Next Step
Help finance the purchase of one to two MHCs by nonprofits and/or resident-owned cooperatives using HPOF funding designated for “innovative projects” through FY 2023-24. Up to \$500,000 is available annually.	OCD	CASA of Oregon, Network for Oregon Affordable Housing, Oregon Housing & Community Services, St. Vincent de Paul Lane County, Community Housing Fund	Funding available now through June 2024.	OCD to develop administrative procedures for making funds available.
Strategy 1.2: Consider land use and/or development code strategies that support the preservation of existing MHCs.				
Actions	Lead	Supporting	Timeframe	Next Step
Request that the Board of Commissioners approve the inclusion of a Tier 2 Task in the Long-Range Planning Work Program to evaluate potential land use and development code strategies to support, enhance, and/or preserve factory-built housing in urban unincorporated Washington County, with work to be accomplished in three to five years. This may include consideration of preservation, conversion and/or redevelopment options, changes to development code standards, or changes to other County plans, regulations, or policies.	Long Range Planning, DLUT	OCD	<u>Briefing:</u> 2022. <u>Add to Work Program:</u> Starting 2022. <u>Policy Changes:</u> Likely to begin by FY 2026-27.	DLUT and OCD will brief PC on overall MHC research and land-use related issues in 2022.

Objective 2: Enhance existing MHCs.

Strategy 2.1: Improve aging manufactured homes in MHCs.

Actions	Lead	Supporting	Timeframe	Next Step
Seek and apply for funds to expand the existing Home Access for the Disabled and Elderly (HARDE) housing rehabilitation grant program managed by OCD. Eligible applicants include owners of manufactured homes, including ones in MHCs.	OCD		Ongoing	OCD will prioritize pursuing additional funding sources to expand the HARDE Program. Potential sources include foundations, Oregon Housing and Community Services and HUD.

Strategy 2.2: Build new relationships with MHC residents to increase engagement with civic life and access to County services.

Actions	Lead	Supporting	Timeframe	Next Step
Incorporate outreach and service provision to residents in manufactured housing communities in agency programs because MHCs provide a natural touchpoint for reaching key populations in a community setting. Key populations include older adults, people with disabilities, Latinx/Hispanic families, veterans, and households with lower incomes.	TBD	Multiple departments, including Health & Human Services and Disability, Aging, & Veteran Services, Community Engagement, Communications	Ongoing	Meeting with staff to transmit information on MHCs, discuss how MHCs might be relevant in current work, identify opportunities for collaboration.

Objective 3: Help displaced MHC homeowners explore their housing options and secure a new place to live.

Strategy 3.1 Respond to MHC closures and displacement of individual MHC homeowners.

Action	Lead	Supporting	Timeframe	Next Step
Form a local Displacement Response Team to develop a two-pronged plan for responding to 1) individuals who are displaced from MHCs that are not closing; and 2) the closure of an entire MHC.	OCD to facilitate	Multiple agencies and departments, including Community Action, DHS, and DAVs.	FY 2021-22 and FY 2022-23 for planning	OCD facilitate development of plan. Once plan is in place, begin assisting individuals who are displaced from MHCs that are not closing by utilizing existing resources.

Strategy 3.2 Help prevent displacement of individual households due to MHC space rent increases.				
Actions	Lead	Supporting	Timeframe	Next Step
Explore allowing MHC residents who own their homes to apply for housing vouchers through HAWC by designating MHCs an eligible <i>special housing type</i> as allowed by HUD.	DHS	OCD	FY 2022-23 for research.	DHS to research the feasibility, benefits, and impacts of allowing MHC residents to apply for Housing Choice vouchers.