

April 9, 2019

Greetings,

I'm 65 years old and retired. I'm afraid my husband and I will be homeless if the Patrician Mobile Home park is rezoned. Please refer to the Metro Plan Amendment Cases #811-18-000065-TYP4 and 811-19-000066-TYP3.

We bought our home in September of 2017 for \$29,000 and pay taxes to Lane County *assessed property value* for \$15,000. We added a fence to the back yard, had a new roof put on, screened in the porch, upgraded the front porch, added landscaping and painted. You get the idea. We made it into *our* home. We are living "paycheck to paycheck" and thought we'd be here for at least 20 more years if we live that long.

All 80 households in the park received a notice of Zone Change Application in a letter dated March 14, 2019 (*attached*). Needless to say, everyone panicked. Although the letter stated "ownership is not currently proposing a change in use of the property and will continue to operate the property as a mobile home park", there is signage at the front entrance that exhibits the intent. We won't be able to sell our places because who would buy a home that exists on land that will be rezoned and the home dozed? We are expected to patiently wait for up to ten years for this to happen and then have the rug pulled out from under us when we're even older? Moving our home somewhere could cost up to \$20,000.

When this is approved and I think we all know that eventually it will be, where will we go? Please reference ORS 90.643 – 645 and ORS 92.830 which as far as I understand it, we are eligible for only \$7000 or \$8000 in tax credit or compensation (if any). Is that enough to buy another home somewhere else, for movers, for a down payment? What responsibility does the land owner have to all of the people in this community? Some are in their 90s. Not all of us have children we can force ourselves on. Some of us don't have savings to draw from. Some of us are terrified of being homeless. Is there no protection?

Please help us to figure this out. We need help moving, somewhere to go and fair compensation for our homes and this HUGE inconvenience.

Respectfully,

Eileen Manning

512-731-3643
3530 Game Farm Road #29

I am writing [today](#) to address an issue of concern that has recently been brought to my, as well as the community where I reside, attention.

80 units at my 55+ mobile home park where I live, in Springfield, the Patrician Mobile Home Park, are in fear of losing our homes and being displaced.

We have recently been notified that the land owner, Richard Boyles, dba as Urban Transitions, has applied for zoning change permits with the intention of redeveloping the property where our homes are now located. There are approximately 100+ people residing here most of which are on fixed incomes, disabled and veterans. All ranging in ages from 55 ~ 95 years of age, some who have made this park their home for close to 30 years. Some residents have used their life's savings to purchase their homes and all of us are now facing the fact that the possibility of losing our homes, has now become very real. Some residents are in their 90's with no family and no place to go as an alternative, especially now that their personal home's value, since the rezoning disclosure, has become worthless.

We consider ourselves a family. We lookout for our neighbors, and take care of each other, we even make sure our neighbors have enough food. Now, we are looking at the prospect of being torn apart and forced from our homes and our well being and care put into the hands of strangers. Some will become homeless and some of our most frail, will not survive this stress and change.

Further more, with this eminent, eventual closure of our community our homes have been rendered without value. NO one will want to purchase our homes, but we will still be held responsible for our Lane County assessed values. Our property taxes, until recently, were approx \$6 annually. The county reassessed our values and are now over \$300 annually, but now on property that will lose all value if the zone change is approved. Compensation from our landowner of \$5,000 To \$7,000, will not even begin to pay for the relocation of our homes, if indeed they can even move almost 50 year old homes.

This move by Mr. Boyles is cruel and he doesn't seem to care. Do 100+ senior citizens have any recourse or any chance of stopping this travesty? Maybe if Mr Boyles would offer to fairly compensate us or offer to buy our units for the assessed value, this would give us a fresh start at least and maybe we could even find a solution to keep our "family" together. What we truly desire though, is to remain where we are, undisturbed and without fear.

Maybe the city of Springfield would consider what the city of Portland did, by unanimously voting to help their most vulnerable citizens.

Thank you for your time and consideration in this matter. Any suggestions as to how to proceed would be appreciated.

Carolyn Churchouse
Resident at [3530 E Game Farm Rd](#)
[Springfield, Oregon 97477](#)

Ref: Land Development Application to Rezone Patrician Mobile Home Park
Case 811-19-000066 type 3, Case 811-18-000065 type 4

I ask you to please deny the above rezoning requests for these reasons:

0 As a low/moderate-income disadvantaged community, we have no place to go and would not be compensated if we are forced out of our homes

If forced to abandon our homes we would become a burden to the City of Springfield; 130 people at risk of homelessness and despair. The Affordable Housing Agency strives to provide and protect housing options for the disadvantaged. We appear to meet that criteria, and including the "20 minute neighborhood", because we are near police, shopping and other services by auto, bike or walking. This advantage would evaporate with the dissolution of our community resulting in greater burden to the City of Springfield.

0 We would lose 100% of our investment, with no realistic compensation

We have no option to move our homes. They would be rejected by other parks due to their age and the costs would be prohibitive on our fixed incomes. We cannot, ethically, sell our homes since the announcement to rezone. Being forced to leave our homes would cause devastating financial loss. As low/moderate-income seniors our retirement investment is our homes. It is unclear to me that we would see a penny of compensation based on 90.675 where money could be withheld to pay for disposal of our "abandoned" homes.

0 Rezoning appears frivolous and unwarranted

There is a massive unoccupied office building outside our gates (partially being used by a call center), and acres of undeveloped land all around us. It seems reasonable to focus on those properties rather than destroying 81 homes and the lives of a whole neighborhood of low/moderate-income seniors.

0 There is a precedent in Portland that justifies our request to deny rezoning

Portland City Council unanimously passed Comprehensive Plan 2035 and Policy 5.37 in August 2018 to preserve mobile home parks as low/moderate-income housing options, such as ours. Please consider a similar policy for the City of Springfield and make the decision to deny the above rezoning request.

In closing, I would ask you to not turn your back on residents of this community just because we are seniors. We maintain our property, there are no eyesores or abandoned property, and we are adults. I join my neighbors in asking you to please secure our homes by denying rezoning of Patrician Mobile Home Park.

Sincerely,

Joelle Sherman

4/11/2019

RECEIVED

APR 16 2019

City of Springfield
City Recorder

Re: Patrician Mobile Home Park in Springfield, Oregon



4-14-19

We were recently notified by the land owner, Richard Boyles, *dba Urban Transitions* that zoning change permits have been applied for with the intention of redeveloping the property where our homes now reside. *Please refer to the Metro Plan Amendment Cases #811-18-000065-TYP4 and 811-19-000066-TYP3.* There are 80 households with over 100 people from 55-90 years old in this park. Residents have financial, health and mobility challenges to be considered if uprooted. We are frightened. Many of us have used our life savings to purchase homes and have no Plan B. Some have no savings, no family and no place to go if our homes are taken. We can't sell because who would buy a home on land that will be redeveloped?

We're a family. We look out for each other. If this zoning is approved, some of us will be homeless and some will not survive this transition. Our "family" will be torn apart. What kind of compensation is available for us for our homes? Will we be given the appraised value, moving costs, down payments on another home? Where will we go? We are expected to patiently wait for up to ten years for this to happen and then have the rug pulled out from under us when we're even older?

Please reference ORS 90.643 - 645 and ORS 92.830 As far as I understand it, we are eligible for only \$7000 or \$8000 in tax credit or compensation (if any). Tax credit is not going to do most of us any good. If compensation, is that enough to buy another home somewhere else, for movers, for a down payment, to move our homes? Most of us paid two to five times that and added improvements. Moving an older mobile home can cost up to \$20,000, so that's not an option. Will the zoning change the status from residential, so we wouldn't even be eligible for that money? We thought we were set for the rest of our lives in affordable housing even though the rent on the spaces goes up in cost every year.

What responsibility does the land owner have to all of the people in this community? If Mr. Boyles would step up and do the right thing, he would compensate us fairly for our homes including the cost of relocation so we can start over again. It may be all business to him, but this is our life!

Rezoning this park for anything other than residential would be cruel without considering the lives of those on the land that he owns. Please consider our situation and help us to proceed. Is there no protection for the elderly? Surely there must be a solution.

Respectfully,

William Ruther
3530 E. Game Farm Rd.
Sp. #9
Springfield, OR 97477

Date Received: 4/16/2019
Planner: AL

P.S. Jim 92+
facing cataracts
Surgery: June.
C. Kusmc vet

Dear Councilor,

I am asking your help to deny the rezoning, noted below, of property at the Patrician Mobile Home Park. If rezoning is granted, 130 people will lose their homes, risk homelessness and despair. We are a community of low/middle-income seniors with no options. We cannot sell or move our homes and will receive no compensation.

We are surrounded by empty filbert fields and a massive unoccupied business building behind us and lease signs at Gateway. No neighborhood would lose their homes and affordable housing for low/moderate-income disadvantaged would survive another day if this rezoning is denied.

Portland set the stage in 2018 with unanimous approval by their Council and rezoned to PRESERVE Mobile Home Parks as a low/moderate-income housing option for people like us. I appeal to your sense of decency and fairness to follow their example. I look forward to meeting you on May 7 and thank you in advance for your help.

My letter below outlines the reasons I believe are justified to deny rezoning.

Sincerely,

Joelle Sherman, jacsherm@gmail.com

775-622-1498

4/15/2019

REC'D APR 17 REC'D

April 16, 2019

Senator Ron Wyden
405 East 8th Ave.
Suite 2020
Eugene, OR. 97401

Dear Senator,

As a constituent and avid supporter, I come to you with a problem I sincerely hope you can help us solve.

Our community is desperately trying to stop a rezoning request that would result in destroying our homes and cause 100% financial loss to its inhabitants. basically, 130 people and 81 homes situated in a well maintained manufactured home park for seniors age 55-90 years old.

We face homelessness and despair at the hands of a developer whose only goal is mercenary. At present, we pay him over \$600,000 annually to keep our homes on his land, and the rent increases each year.

We are aware of idle land, vacant lots and a massive empty building behind us that could be developed before the need to destroy vital affordable housing for low/moderate-income disadvantaged people.

We are preparing to attend the Springfield Planning Commission on May 7 at 7pm. Can you be there to speak on our behalf?

I have attached a letter outlining our situation and reasons to deny the rezoning. Thank you in advance for your interest and insight.

Sincerely,



Joelle Sherman
775-622-1498
jacsherm@gmail.com

Ref Case 811-19-000066 typ3, Case 811-18-000065 typ4

Dear Mayor,

We urgently call on you to help prevent rezoning that threatens to decimate our entire community of 81 homes and 130 people. As low/moderate-income disadvantaged we fear risk of losing our homes and quality of life. Many of us face homelessness, poverty and despair.

Attached are reasons I believe justify a zoning denial. I earnestly hope you agree. The Planning Commission meets on May 7 at 7pm - hence the urgency of my request. Thank you in advance.

Joelle Sherman
775-622-1498
jacsherm@gmail.com
4/15/2019

April 9, 2019

Greetings,

I'm 65 years old and retired. I'm afraid my husband and I will be homeless if the Patrician Mobile Home park is rezoned. Please refer to the Metro Plan Amendment Cases #811-18-000065-TYP4 and 811-19-000066-TYP3.

We bought our home in September of 2017 for \$29,000 and pay taxes to Lane County *assessed property value* for \$15,000. We added a fence to the back yard, had a new roof put on, screened in the porch, upgraded the front porch, added landscaping and painted. You get the idea. We made it into *our* home. We are living "paycheck to paycheck" and thought we'd be here for at least 20 more years if we live that long.

All 80 households in the park received a notice of Zone Change Application in a letter dated March 14, 2019 (*attached*). Needless to say, everyone panicked. Although the letter stated "ownership is not currently proposing a change in use of the property and will continue to operate the property as a mobile home park", there is signage at the front entrance that exhibits the intent. We won't be able to sell our places because who would buy a home that exists on land that will be rezoned and the home dozed? We are expected to patiently wait for up to ten years for this to happen and then have the rug pulled out from under us when we're even older? Moving our home somewhere could cost up to \$20,000.

When this is approved and I think we all know that eventually it will be, where will we go? Please reference ORS 90.643 – 645 and ORS 92.830 which as far as I understand it, we are eligible for only \$7000 or \$8000 in tax credit or compensation (if any). Is that enough to buy another home somewhere else, for movers, for a down payment? What responsibility does the land owner have to all of the people in this community? Some are in their 90s. Not all of us have children we can force ourselves on. Some of us don't have savings to draw from. Some of us are terrified of being homeless. Is there no protection?

Please help us to figure this out. We need help moving, somewhere to go and fair compensation for our homes and this HUGE inconvenience.

Respectfully,

Eileen Manning

512-731-3643
3530 Game Farm Road #29

Submitted by Joelle Sherman, 3530 Game Farm Rd #73, Springfield on April 22, 2019

Transcript of Presentation by Esther Sullivan, Assistant Professor of Sociology at the University of Colorado, made in July, 2017.

America's Most Invisible Communities – Mobile Home Parks

“Right now, there is no state in the nation where a person working full-time for minimum wage can afford rent for a fair-market, one-bedroom home. In fact, affordable housing is so hard to find you'll actually spend less of your income if you can afford to buy a house rather than rent. But even an entry-level home, the cheapest homes on the market, will cost you \$370,000 in L.A., \$245K in Boston, \$222K in Denver. What if instead you could buy a brand new, three-bedroom, two-bathroom home for \$45,000, which would put your total housing costs somewhere in the range of \$400-700 per month? (Cheers) (Applause) Right, exactly! It seems like you'd be crazy not to jump at the opportunity. Well, 18 million Americans are already in on the secret. They've achieved the American dream of homeownership and they've done it on a budget. How? You're totally hoping I'm going to say "tiny home." (Laughter) Mmmm. Alright. Well sort of. Enter the mobile home. Okay, it lacks all the hype, but 18 million Americans live in one. In fact, one in every five new single-family homes sold is a mobile home, and that's a serious statistic. It's serious because homeownership has long been a source of stability and a principal source of wealth in the U.S. And mobile homes are a primary way that low-income households break into homeownership and start building that wealth. Mobile homes provide a massive source of owner-occupied affordable housing at a time when the U.S. has a major affordable housing problem. We hear that a lot, right? We're in an affordable housing crisis. But what does that really mean? It means we don't have enough housing to meet the needs of millions. At the lowest income levels, the people who really need housing help, we're short 7.4 million units. That's just 35 affordable units for every 100 households that need it. The good news is that cities have begun to recognize that access to quality affordable housing is good for everyone, not just those that need it, but larger communities as well. Sociologists like myself, who study housing, show us why. Housing is an incredible source of stability, which translates into positive educational outcomes, health benefits, employment opportunities, and neighborhood safety. So recognizing this, cities are building some affordable units, but many remain unaffordable for low-income people. This problem is simply too big. We can't just build our way out of it. If we're serious about solving it, we need to preserve the affordable housing that we already have. Enter, once again, the mobile home. Mobile homes are this country's single largest source of unsubsidized affordable housing, and could play a major role in addressing our affordable housing crisis, but there's a problem. One of our largest sources of affordable housing is also one of our most insecure. Mobile homes are insecure for two reasons which are like two trains heading right for each other. The first reason isn't the home itself; it's the land. About a third of mobile homes are installed in mobile home parks, where residents own the home but rent the land. Now, this is part of what makes the housing so affordable, but it also means that homeowners can be evicted at any time if the property owner decides to sell or redevelop the park. The second reason they're insecure is they're invisible. Think for a second about the mobile home park closest to your house. Some of you can probably picture it. Maybe it's off a highway, behind a strip mall. But many of you might not actually know where the nearest mobile home park is, and that's not by accident. That's by design. For over a century, planning and zoning regulations have required that mobile home parks be walled in, fenced off, and, in the language of planners, visually screened from view. But perhaps the most damning of these regulations comes from laws that don't allow mobile home parks to be established near conventional housing. As a result, mobile home parks are disproportionately located in commercial and industrial areas. So now you can see those two trains about to collide, right? When

communities of homeowners that rent the land are isolated onto commercial properties owned by a third party, they're the first victims of urban growth. When a big-box store is looking for a place to build, a mobile home park is an easy target. Mobile home park brokers actually make a living selling off parks for redevelopment. One broker told me that Walmart is his best client. When parks are redeveloped, communities of homeowners who have lived in their homes for decades are evicted with as little as 30 days' notice, and entire communities are dismantled. And this is happening at an alarming rate, right now. We have an affordable housing crisis in this country, yet we are allowing one of our largest sources of affordable housing to disappear. As a sociologist, I wanted to document the effects of these mass evictions, so beginning in 2012, I rented a mobile home inside closing parks, first in Florida and then in Texas. I moved in and lived beside neighbors over 17 consecutive months as they scrambled to deal with their eviction. I then followed them for six more months after they were evicted. This is what I learned. The term "mobile home" is a complete misnomer. Mobile homes are not RVs, they're not campers. They're not intended to be mobile once they're first transported from the factory. Once installed on land, just like any other home, they settle. Moving them can cause serious structural damage and cost up to \$15,000, and all of that is if they can be moved. In the parks where I lived, lucky residents lost entire savings and months of their lives dealing with eviction. Unlucky residents lost everything. Their homes were not structurally sound for relocation, and they were forced to abandon them. These residents were real people, like my neighbor Stella. Stella prided herself on being able to live independently at the age of 87. Stella was blind and completely homebound, but her cheap rent and knowing every corner of her mobile home had made that possible. Stella had paid off her home many years ago, but when her park closed, she couldn't afford to move it on her \$790 Social Security check. In the end, Stella lost her home of 20 years and her prized independence. She moved into a guest room in her son's apartment. Two blocks over from Stella, Randall meticulously maintained his home. It was the first home he'd ever owned. The first time he had me over, he apologized for it being so messy, but then he later admitted he'd just been scrubbing the cabinets. Randall learned that this home could not be moved, and he desperately searched for housing nearby so he could keep his job. But he found nothing he could afford, even after months. On the day before Randall's park closed, he transitioned from homeowner to homeless, and to this day, he sleeps on a park bench about a mile from where his home once was. When these parks close, residents lose homes but also neighbors and social supports. So Stella lost the neighbors who would come and check on her, and Randall lost the people who could give him a ride when he needed it. Randall and Stella are just two of about 200 evicted homeowners I met during those two years, and while everyone's story is a little different, the common reality is that mobile home park closures create a cycle of housing instability that extends well beyond these moments of eviction, and that affects all of us. Housing instability means that local teachers get an influx of new kids partway through the year. It means social service providers are stretched thin managing new caseloads. It means small businesses lose reliable employees. Zoning communities into invisibility creates housing instability. But more than that, it creates social vulnerability because it's hard to care about what you don't see. But there's hope because over the last century we've solved some of our toughest housing challenges by shining a spotlight on invisible problems. We passed the first progressive tenement housing reforms only after a photojournalist showed the world the unsafe conditions in crowded slums. We passed the Fair Housing Act only after African American Vietnam vets showed us that they'd risked their lives for this country but couldn't buy a home in a white neighborhood. We passed the housing measures in the Americans with Disabilities Act only after activists with disabilities demonstrated that they couldn't fit through a standard entrance and into a home. So perhaps we're primed to bring this next housing challenge into the light. And that starts by working to change some of the very regulations that keep mobile home parks invisible. We're ready for this. I mean, you're already binge-watching "tiny house" shows on HGTV. (Laughter) Your

Facebook feed is full of them, you love them, you want to retire in one. So we're ready to push for new policies that better integrate different forms of housing into the fabric of our residential communities. And we're ready to address that underlying land ownership issue too. We already have a model to follow: the condo model, where residents own their unit and hold the condo property collectively. There are parks that have actually tried this and it's working. In about 200 parks across the country, nonprofit groups have helped residents collectively get a loan so that they can buy their park and run it themselves, and residents in these parks report seeing immediate improvements in the maintenance, quality, and stability of their communities. But maybe we can take an even more important step to ensure housing security for everyone. If we can reshape our thinking about the mobile home park, we can go further to imagining housing as a basic human right. The UN and most developed nations recognize and have policies that affirm a human right to housing, for all of the reasons that we've been talking about. It's hard to have health, wealth, and stability if you don't have a roof over your head. Plus, housing insecurity is expensive. It has costs for social services, businesses, schools. Those are costs we all bear, so a dollar spent on housing is a dollar saved on healthcare, infrastructure, and education. Yet the U.S. remains the only developed nation that doesn't guarantee a fundamental human right to shelter, but perhaps it's time to change that. (Applause) So if we want to, then that's going to require enacting legislation and shifting budgetary priorities, absolutely, but we've made just these kind of legislative shifts before. And it turns out that the mobile home park provides a pretty good roadmap for why and how we should do this. Parks show us the value of homeownership for all income levels. Parks even show us how we might imagine new, collective forms of property ownership. And most importantly, parks show us that entire cities can benefit when housing is secure for everyone. Housing is one of our most fundamental human needs and perhaps our biggest blindspot. Let's bring our attention back home so we can create communities that work for all of us. Thank you."

Submitted by Joelle Sherman, 3530 Game Farm Road #73, Springfield on April 22, 2019

Transcript of Speech by Representative Julie Fahey, Oregon House Democrats, April 2019:

“Thank you Madam Speaker. Colleagues, if you're anything like me you don't have much time to be watching TV, especially roundabout now with bill deadlines, but I made an exception this week for *Last Week Tonight* with John Oliver. Sunday's episode of that show was all about mobile homes which many of you know is an issue that is near and dear to my heart because I have about 2,500 mobile home parks - mobile homes sited in parks - in my district, which is second only to representative Marsh who has over 3,000. So, it was a little surreal to hear John Oliver talk about this issue that I've been working on for the past few years. He summed it up like this: around a third of mobile home dwellers own their homes but don't own the land underneath it because they live in mobile home parks and pay rent on that land to the park owner. It can cost thousands of dollars to move mobile homes if you can move them at all. That's why 80% of mobile homes never move. In recent years, large investors have been snatching those parks up and either tearing them down or ratcheting up rents and fees. The lack of mobility for tenants is part of the attraction for big investors. According to one new report, over 100,000 sites traditionally run by mom-and-pop businesses are now run by private equity firms. Make no mistake, colleagues, this trend is happening right here in Oregon. John Oliver goes on to show clips of Frank Rolfe, a mobile home park investor and operator who gives classes geared toward park owners and potential park owners. Mr. Rolfe is quoted as saying what I found, and again just as a heartless person, is that the customers are stuck there they can't afford to move the trailer. They don't have three grand so the only way they can object to your rent raise is to walk off and leave the trailer in which case it becomes abandoned property and you recycle it (put another person in it). So the question is: how high do you want to go? In a different course, Rolfe says one of the big drivers to making money is the ability to increase the rent. If we didn't have them hostage, if they weren't stuck in those homes in the mobile home locks, it would be a whole different picture. As I've mentioned, this is a big issue for my constituents - especially for seniors on fixed incomes. Mobile home parks are not a true free market, so it's appropriate for the government to step in and protect consumers by playing a regulatory role. I think Mr. Rolfe's quotes show that this is in fact exactly the type of situation where government regulation is appropriate. Don Oliver mentions right of first refusal for tenants to purchase their Park as a possible solution. Oregon has a great nonprofit (Casa of Oregon) that helps tenant co-ops purchase their parks, but we don't yet have right of first refusal and Casa needs more funding and support. There's a bill and ways and means right now (HB 2096) that would do just that, as well as a number of other bills related to mobile home parks this session. I appreciate the spotlight that *Last Week Tonight* shone on this issue, and colleagues I urge you to watch the segment so that when we vote on mobile home park bills you have some idea of what many of my constituents - and I expect many of yours - are going through. Thank you Madam Speaker.”

Ref. Rezoning - Case 811-19-000066 typ 3 and Case 811-18-000065 typ 4

To: Springfield City Council Members and Springfield Planning Commission,

I urgently request your denial of the proposed rezoning pertaining to Patrician Mobile Home Park. I am one of 130 residents who will be sorely affected by this rezoning.

I returned home after living most of my 78 years overseas, on the east coast, in Washington state and Nevada. With money from sale of my last home in Reno I was able to pay \$50k cash for my manufactured home at the Patrician - an enormous sum for me, representing most of my retirement savings. This was the first time I'd ever owned my own home outright, reasoning freedom from debt in my retirement. I signed a rental agreement after being assured there were no plans to sell the Park. That was 8 months ago. (I have neighbors who moved in a week ago and two months ago who were unaware of the owner's plan to rezone and develop our Park.

This winter, after 2 days stranded in my home with unplowed roads in the Park and 12 inches of snow, my neighbors dug me out. We look out for one another here, take pride in maintaining our homes, and rely on the convenience of shops, medical and other services nearby.

I am shocked that in my country a whole neighborhood can be tossed out on the street, suffer 100% financial loss, and be threatened with homelessness and poverty at the whim of a developer. Where are the laws that protect us - the little people, the seniors and low/moderate-income disadvantaged? Where are the sensible, responsible, thoughtful voices of the people we elect who can prevent these disasters with laws, penalties and restrictions when big money becomes overzealous? I implore you to please help us by denying this rezoning application.

I'm proud to be able to live independently on my modest fixed income, without being a burden to my family or my City. I've worked hard and paid my debt to society. Now, in my retirement, I want to live quietly and peacefully in a community of like-minded people who are nearby to lend a hand but allow me my privacy.

The Patrician offered that possibility, until now. Affordable housing as seniors in our income bracket is a serious issue in our City. The Patrician and other Mobile Home Parks for seniors is an obvious solution that already exists. Rather than tearing them down, they must be preserved and rewarded. In 2018, Portland passed a rezoning act that protects Manufactured Home Parks like ours recognizing them as an important housing option for low/moderate-income disadvantaged population - like us.

I earnestly appeal to your sense of fairness and responsibility to please deny the rezoning thereby saving our 81 homes and 130 adult human beings from unnecessary homelessness, poverty and despair.

Sincerely


Joelle Sherman
jacsherm@gmail.com
775-622-1498

4/17/2019

Date Received: 4/22/2019
anner: AL

Ref: Land Development Application to Rezone Patrician Mobile Home Park
Case #811-19-000066 type 3, Case# 811-18-000065 type 4;

4-18-19

Please find reasons herein to deny the above rezoning request:

0 **As a low/moderate-income disadvantaged neighborhood, we have no place to go and would receive no compensation if we were forced out of our homes**

Forced to abandon our homes would cause burden to the City by putting potentially 130 people at risk of homelessness and welfare. The Affordable Housing Agency strives to provide housing options to the disadvantaged population. We appear to meet the requirements and their "20 minute neighborhood" housing standards because we are near police, shopping and other services by walking, auto or bike. This would evaporate with dissolution of our community resulting in further burden to the city.

0 **We would lose 100% of our investment with no realistic compensation**

We would have no option to move our homes. They would be rejected by other parks due to their age and the cost would be prohibitive. We cannot, ethically, sell our homes after the announcement to rezone. Being forced to leave our homes would cause massive financial loss to us. As low/moderate income disadvantaged residents, we are living on the edge. Oregon Law 90.675 is unclear to me whether residents would see a penny of compensation or whether it would be withheld to pay for disposal of our "abandoned" homes.

\$32,000!

0 **Rezoning appears frivolous and unnecessary**

There is a massive unoccupied facility across E Game Farm Road and acres of inactive old filbert land around us. Developers might focus on these properties first rather than destroying the lives of a whole neighborhood of low/moderate-income disadvantaged people.

0 **A precedent in Portland, their rezoning to protect Mobile Home Parks, justifies our request**

Portland City Council unanimously passed Comprehensive Plan #2035 and Policy 5.37 in August 2018, to preserve mobile home parks as low/moderate-income housing options. Please consider a similar policy for Lane County and deny the above rezoning request.

In closing, I would ask the County/City not turn its back on residents of this community just because we are seniors. We maintain our property, there are no eyesores, no abandoned property and we are adults. I join my neighbors in asking you to please secure our homes by denying rezoning of Patrician Mobile Home Park.

Sincerely,

William Ruther



William Ruther
SpC 9
3530 E Game Farm Rd
Springfield, OR 97477-1092

P.S. I'm disabled
veteran (both
knees) & facing
Cataract(s) Surgery:
June!

Re: Patrician Mobile Home Park in Springfield, Oregon

We were recently notified by the land owner, Richard Boyles, *dba Urban Transitions* that zoning change permits have been applied for with the intention of redeveloping the property where our homes now reside. *Please refer to the Metro Plan Amendment Cases #811-18-000065-TYP4 and 811-19-000066-TYP3.* There are 80 households with over 100 people from 55-90 years old in this park. Residents have financial, health and mobility challenges to be considered if uprooted. We are frightened. Many of us have used our life savings to purchase homes and have no Plan B. Some have no savings, no family and no place to go if our homes are taken. We can't sell because who would buy a home on land that will be redeveloped?

We're a family. We look out for each other. If this zoning is approved, some of us will be homeless and some will not survive this transition. Our "family" will be torn apart. What kind of compensation is available for us for our homes? Will we be given the appraised value, moving costs, down payments on another home? Where will we go? We are expected to patiently wait for up to ten years for this to happen and then have the rug pulled out from under us when we're even older?

Please reference ORS 90.643 – 645 and ORS 92.830 As far as I understand it, we are eligible for only \$7000 or \$8000 in tax credit or compensation (if any). Tax credit is not going to do most of us any good. If compensation, is that enough to buy another home somewhere else, for movers, for a down payment, to move our homes? Most of us paid two to five times that and added improvements. Moving an older mobile home can cost up to \$20,000, so that's not an option. Will the zoning change the status from residential, so we wouldn't even be eligible for that money? We thought we were set for the rest of our lives in affordable housing even though the rent on the spaces goes up in cost every year.

What responsibility does the land owner have to all of the people in this community? If Mr. Boyles would step up and do the right thing, he would compensate us fairly for our homes including the cost of relocation so we can start over again. It may be all business to him, but this is our life!

Rezoning this park for anything other than residential would be cruel without considering the lives of those on the land that he owns. Please consider our situation and help us to proceed. Is there no protection for the elderly? Surely there must be a solution.

Respectfully,

Liz E Baird
Patrician Resident for 19 yrs.

Ref: Land Development Application to Rezone Patrician Mobile Home Park
Case 811-19-000066 typ 3, Case 811-18-000065 typ 4

I ask you to please deny the above rezoning requests for these reasons:

0 As a low/moderate-income disadvantaged community, we have no place to go and would not be compensated if we are forced out of our homes

If forced to abandon our homes we would become a burden to the City of Springfield; 130 people at risk of homelessness and despair. The Affordable Housing Agency strives to provide and protect housing options for the disadvantaged. We appear to meet that criteria, and including the "20 minute neighborhood", because we are near police, shopping and other services by auto, bike or walking. This advantage would evaporate with the dissolution of our community resulting in greater burden to the City of Springfield.

0 We would lose 100% of our investment, with no realistic compensation

We have no option to move our homes. They would be rejected by other parks due to their age and the costs would be prohibitive on our fixed incomes. We cannot, ethically, sell our homes since the announcement to rezone. Being forced to leave our homes would cause devastating financial loss. As low/moderate-income seniors our retirement investment is our homes. It is unclear to me that we would see a penny of compensation based on 90.675 where money could be withheld to pay for disposal of our "abandoned" homes.

0 Rezoning appears frivolous and unwarranted

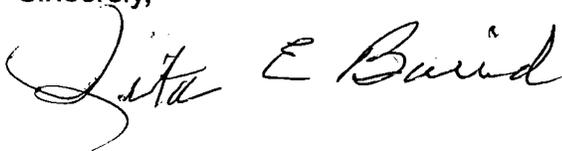
There is a massive unoccupied office building outside our gates (partially being used by a call center), and acres of undeveloped land all around us. It seems reasonable to focus on those properties rather than destroying 81 homes and the lives of a whole neighborhood of low/moderate-income seniors.

0 There is a precedent in Portland that justifies our request to deny rezoning

Portland City Council unanimously passed Comprehensive Plan 2035 and Policy 5.37 in August 2018 to preserve mobile home parks as low/moderate-income housing options, such as ours. Please consider a similar policy for the City of Springfield and make the decision to deny the above rezoning request.

In closing, I would ask you to not turn your back on residents of this community just because we are seniors. We maintain our property, there are no eyesores or abandoned property, and we are adults. I join my neighbors in asking you to please secure our homes by denying rezoning of Patrician Mobile Home Park.

Sincerely,



4/11/2019

Peggy L. Lady
3530 E. Game Farm Rd. Spc 62
Springfield, OR 97477

April 12, 2019

**A Cry for Help – What Can We Do?
Regarding the Zoning of Patrician MHP**

Dear Mr. Limbird;

I reside there at this time but I'm fearing not for long as the owner is applying to rezone the land.

I love my little home. I have my oxygen set up as I have emphysema and also arthritis. I'm 85 years old and plan to live here until my dying day. Social Security is my only income and I have no savings.

The thought of losing my home is very stressful and frightening. Having my home ripped out from under me with very little compensation feels as though I'm being bullied, violated and abused. I feel this is elder abuse A1. These are harsh words, but in reality, that is how I feel. My home is being taken right out from under me and I can't do anything about it.

We are low income and the owner is even going to take more from us. Where is the justice? Hard to believe this is happening in America. Lost for what to do.

A Worried Resident

*Sincerely,
Peggy Lady*

Planning case 811-19-000065-TYP4

Re: Patrician Mobile Home Park in Springfield, Oregon

Dear Mr. Limbird;

We were recently notified by the land owner, Richard Boyles, dba Urban Transitions that zoning change permits have been applied for with the intention of redeveloping the property where our homes now reside. Please refer to the Metro Plan Amendment Cases #811-18-000065-TYP4 and 811-19-000066-TYP3. There are 80 households with over 100 people from 55-90 years old in this park. Residents have financial, health and mobility challenges to be considered if uprooted. We are frightened. Many of us have used our life savings to purchase homes and have no Plan B. Some have no savings, no family and no place to go if our homes are taken. We can't sell because who would buy a home on land that will be redeveloped?

We're a family. We look out for each other. If this zoning is approved, some of us will be homeless and some will not survive this transition. Our "family" will be torn apart. What kind of compensation is available for us for our homes? Will we be given the appraised value, moving costs, down payments on another home? Where will we go? We are expected to patiently wait for up to ten years for this to happen and then have the rug pulled out from under us when we're even older?

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What responsibility does the land owner have to all of the people in this community? If Mr. Boyles would step up and do the right thing, he would compensate us fairly for our homes including the cost of relocation so we can start over again. It may be all business to him, but this is our life!

Rezoning this park for anything other than residential would be cruel without considering the lives of those on the land that he owns. Please consider our situation and help us to proceed. Is there no protection for the elderly? Surely there must be a solution.

Respectfully, Peggy Lady sp 62

P.S. I'm sending my letter to you as I'm not sure I will be able to go to the meetings as my health might not permit.

April 22, 2019

To Whom it may concern:

My name is Gary P. Ewert. I am totally blind with a rare sleep disorder , I sleep walk 5 to 6 nights a week maybe more. I live with a bone degenerative disease with severe foot and leg nerve pain.

My wife Peggy Ewert suffers with fibromyalgia, nerve pain, cataracts and chronic fatigue syndrome and much more.

My wife and I moved to Patrician Park around October 2016. We sold our home in Creswell because we could no longer maintain the house even though it was our dream home.

We desperately needed a 55 plus older Park that would be affordable and easily maintained.

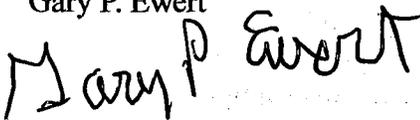
We moved to Patrician so we could be closer to our doctors and the hospital in case of emergency. I fully believe that to change the zoning in order to rebuild , buy us out for as little as \$7000.00 would have the following devastating affect on us.

1. We would lose every bit of money, we could not sell our mobile home, it is old and could not be moved and we could not afford rent in most places available at this time. There is affordable housing shortage in the Eugene, Springfield area.
2. We could not afford our medical costs for past or future needed surgeries.
3. It would take a great deal longer than a year to find an equal place to live.
4. With stress of moving in such a short time, not having the finances to move and the prospect of being homeless would probably shorten our lives or just end it.

I do not begrudge the owner to make a living or a prophet but at the expense of the elderly that live in this Park for which he took responsibility for in 2008, he should be more considerate of our lives in the Patrician Park and not just his own.

Sincerely,

Gary P. Ewert



Peggy Ewert



RECEIVED

APR 26 2019

City of Springfield
City Recorder

Re: Patrician Mobile Home Park in Springfield, Oregon

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Respectfully,

Kathleen Hopkins
Paul Hopkins

Mr. Andy Lindbird,

I am a recent widow in my 80's. I am currently renting a home in Patrician Mobile Home Park. I have lived here almost a year, and am very concerned to learn Richard Boyles wants to close the park. It was a delight to move into a safe, and quiet neighborhood. I happily expected that this would be my last home.

Because of the floor plan in this home, I am able to have an art studio and a sewing/office space. After looking for an affordable home, I found that even a two bedroom apt. was far more expensive than I can afford.

Please help us remain in our homes as very few of us have any options. We are grateful for such a safe, family environment. As we who live in Patrician Park face the unknown we are left to hang in limbo, and we need your help in securing our futures.

Sincerely



Janice Christensen

Patrician MHP Space 4

To: Springfield City Planner Andy Limbird
225 5th St.
Springfield, Or. 97477

May 24, 2019

Re:Patrician Mobile Home Park

Mr. Limbird,

I am writing in hope that you will consider the impact to Patrician Mobile Home Park should the owner , Richard Boyles, be allowed to rezone the park and bulldoze our homes. When my husband and I bought our home we did so for several reasons:

First, we had been looking for affordable housing both in Eugene and Springfield and were unable to find even an apartment that we could afford to rent.

Second, when we found our home it was owned by a woman willing to finance our mortgage for us.

Third, she was willing to give us credit for sweat equity on the home.

After moving into the park we found that we were blessed to be living in a community that was safe and secure. We were also pleased that the neighborhood was like a family. Everyone looks out for each other and we truly care about the people that share our park.

Living here allows us to afford a place to live. Most of us are on social security and will never have the money to not only pay for a move but will be unable to rent a new home due to the high cost of living in Eugene and Springfield.

These are only some of the reasons we are asking you to consider the reality of the rezoning on real people. These are real lives that are left with no options. We deserve the right to to live affordably. Thank you for your time and attention to this troubling issue.

Sincerely,

Handwritten signatures of Phil Renshaw and Carie Anderson in cursive script.

Phil Renshaw
Carie Anderson
PMP Sp 60

Re: Patrician Mobile Home Park in Springfield, Oregon

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Respectfully,

Barbara A. Elliott, Age = 80

Barbara A. Elliott
3530 E Game Farm Rd. #64
Springfield, OR 97477-6005

**Ref: Land Development Application to Rezone Patrician Mobile Home Park
Case #811-19-000066 type 3, Case# 811-18-000065 type 4;**

Please find reasons herein to deny the above rezoning request:

0 As a low/moderate-income disadvantaged neighborhood, we have no place to go and would receive no compensation if we were forced out of our homes

Forced to abandon our homes would cause burden to the City by putting potentially 130 people at risk of homelessness and welfare. The Affordable Housing Agency strives to provide housing options to the disadvantaged population. We appear to meet the requirements and their "20 minute neighborhood" housing standards because we are near police, shopping and other services by walking, auto or bike. This would evaporate with dissolution of our community resulting in further burden to the city.

0 We would lose 100% of our investment with no realistic compensation

We would have no option to move our homes. They would be rejected by other parks due to their age and the cost would be prohibitive. We cannot, ethically, sell our homes after the announcement to rezone. Being forced to leave our homes would cause massive financial loss to us. As low/moderate income disadvantaged residents, we are living on the edge. Oregon Law 90.675 is unclear to me whether residents would see a penny of compensation or whether it would be withheld to pay for disposal of our "abandoned" homes.

0 Rezoning appears frivolous and unnecessary

There is a massive unoccupied facility across E Game Farm Road and acres of inactive old filbert land around us. Developers might focus on these properties first rather than destroying the lives of a whole neighborhood of low/moderate-income disadvantaged people.

0 A precedent in Portland, their rezoning to protect Mobile Home Parks, justifies our request

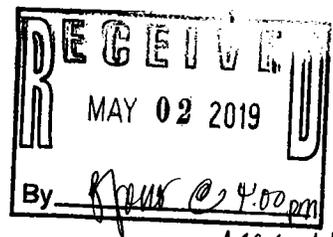
Portland City Council unanimously passed Comprehensive Plan #2035 and Policy 5.37 in August 2018, to preserve mobile home parks as low/moderate-income housing options. Please consider a similar policy for Lane County and deny the above rezoning request.

In closing, I would ask the County/City not turn its back on residents of this community just because we are seniors. We maintain our property, there are no eyesores, no abandoned property and we are adults. I join my neighbors in asking you to please secure our homes by denying rezoning of Patrician Mobile Home Park.

Sincerely,

Barbara A. Elliott

Barbara A. Elliott
3530 E Game Farm Rd. #64
Springfield, OR 97477-6005



page 1 of 2

Dear Andy Limbird,

May 1, 2019

The Patrician Senior Mobile Home Park is my residence, MY HOME. This letter is to share my concerns regarding the rezoning proposal of this property, MY HOME.

The purchasing price of MY HOME and the space rent amount were my major deciding factors settling in here. Hoping for remainder of my senior years. Other options did not fit my budget. Now this is my Neighborhood.

Using the inheritance provided from my Parents, through their hard working years, I was blessed to purchase MY HOME here. Any resources to purchase another HOME is gone!

When someone asks me, "What are you going to do?", this leaves me saying, "I don't know." Such a terrible thought to have to face every day.

Adding insult to injury, under the existing proposal, to attempt to sell my HOME for its going price is HOPELESS! This is 'mobile home robbery'. The result, a higher financial asset security loss. This is for myself or what I could gift to my family. We All Lose.

Purchasing property "already" occupied by Senior Citizens to one day push them out of their homes, expecting them to fly, is beyond comprehension.

I see the insecurity of this proposal as a very serious issue. At any age it creates fear, stress, anxiety even

health issues or complications. As Senior Citizens and not expecting to be uprooted with decreased funds these issues are magnified. Since we have been informed of the rezoning proposal some are already seeking personal help.

The Patricia provides much more than a house. It has provided security and much needed support from each other. We are made up of Veterans some with physical disabilities and/or PTSD, Handicapped with physical, mental or both disabilities, Elder Age (some in their 90's). We depend on and need each other.

Please take into consideration we are 'Real People' being put in this position. Some will very likely face homelessness. Low income housing has long waiting lists. Our HOMES already meet part of that problem.

Please STOP. Take time to see this catastrophe clearly.

Thank you for taking your time to read my concerns and those of my 130+ Friends and Neighbors.

Sincerely,
Gayle C. Elliott
gaylienana@gmail.com
541-505-8090

Please Support Us — Help Us Save Our Neighborhood!

Hearings : Tuesday May 7, 2019 7:00 pm
Monday June 3, 2019 7:00 pm

Location : Springfield City Hall Council Chamber
225 Fifth Street
Springfield, Oregon

My name is Joelle Sherman. I am 78 years old, and never dreamed I'd be standing here pleading with 7 people to save my home from a bulldozer - a home that gives me independence and quality of life. I urge you to consider the following inconsistencies in the rezoning criteria that do NOT support Your Plans and Goals for Springfield:

Personally, the proposed changes threaten loss of my affordable housing, my desirable neighborhood, and total financial loss of my investment amounting to \$60,000 for my home and improvements since moving here 8 months ago. No realistic compensation is offered by property owner or the State and alternative affordable housing is scarce. Anxiety, fear and despair have replaced my peaceful existence. Our whole neighborhood is feeling the effects of the prospect this rezoning would have on them.

Technically, there is no longer a need for High Density housing as the deficit was met by an amendment to the Glenwood Refinement Plan which designated 28 acres as Mixed Use.

Policy H.2 in the Springfield 2030 Comprehensive Plan and Housing Goal 3 in the same plan encourage housing diversity and quality neighborhoods. Glenwood downtown and riverfront districts meet those objectives as they are centrally located, near public transit, open spaces and adjacent parks.

According to the Housing Needs Analysis, Springfield will need 3,552 homes for single family types which includes detached and attached single family homes and manufactured dwellings. Eliminating 81 homes at the Patrician will increase the deficit

Rezoning to Mixed Use Commercial would contradict policies in Springfield's Comprehensive and Metro Plans:

HG-2's Goal of Refinement emphasizes the need to provide a range of affordable housing choices for all income and household types, and states that this availability is a key component for a livable community. Living in a Manufactured home is a housing choice for people with lower incomes who want their own homes. In fact, based on Springfield's Housing Needs Analysis, Mobile Home Parks are the ONLY affordable housing types for low income people.

HG-3's goals are to minimize the displacement of low income residents as neighborhoods develop. Rezoning and development to Multi Use Commercial would cause direct displacement of all 81 households and the whole Patrician neighborhood.

H-10 encourages development of affordable housing in locations with transit, shopping, employment, healthcare and recreational services. However, nowhere in this application for rezoning is there mention of creating ANY housing - much less affordable housing. Since there is no mention of creating affordable low income housing, one must assume, if housing is developed, it will be marketed for high income levels.

H-10.3 states the City of Springfield must continue to develop strategies to repair, improve, and preserve the existing supply of affordable housing, and enhance existing affordable neighborhoods. Eliminating 81 homes of affordable housing contradicts this policy. Not only loss of existing supply but elimination of a neighborhood. The Patrician isn't just a place for us to live, but it provides a community of support and connections as we age.

H-2 - An Implementation Action Item, is to protect and enhance single family neighborhoods and affordable housing stock in areas with services. The Patrician meets that criteria as an existing single family neighborhood of 81 units of affordable housing, located in Gateway with easy access to a wide range of services.

Goal 2 of the Gateway Refinement Plan is inconsistent with the proposed rezoning change to Multi Use Commercial as the area must ensure an adequate supply of land for LDR, MDR, and HDR and maintain the existing balance of these three land types. Since the 28 acre deficit was removed in Glenwood, the proposed rezoning to Multi Use Commercial would tip the balance, causing loss of much of the Low Density residential land in this area.

Metro Plan acknowledges that housing for low/moderate incomes is lacking. The City of Springfield still needs 3,552 more homes. Losing 81 homes will only increase the burden for the city of Springfield.

A.25 and A.26 encourage the preservation of existing affordable housing, stabilization of older neighborhoods, and rehabilitation of existing housing and neighborhoods. Nothing in the Metro Plan suggests that eliminating the Patrician's homes and neighborhood will improve land use.

In fact, 8 months ago when I moved to the Patrician I chose it because of its location near medical facilities, shops, and services. I recently paid \$5,000 for new flooring, plumbing, painting and more to maintain and improve my home, and I've watched my neighbors add new roofing, new kitchens, porches, plumbing and ramps. This is an attractive manufactured home park - not a dilapidated trailer park - and should be preserved and protected as such. Each home is inspected before it sells which keeps owners motivated to meet codes and make improvements.

Economically, plans to justify a conference center and hospitality uses does not promote higher density housing, but would contradict many of the City's plans for affordable housing. Other land north of Gateway is designated as reserves employment sites for targeted industries adequate to meet needs of targeted employment sections. It is further inconsistent with HG-2 as it eliminates an affordable housing choice.

In closing, arguments to rezone the Patrician fail to meet goals and plans for Springfield. Changes from LDR to MUC will increase the need for LDR housing, destroy an established LDR neighborhood, and reduce choices for lower income homes and neighborhoods.

Please don't turn your back on us just yet. We are 130 responsible adults who pay their taxes and vote; seniors, grandparents and care-takers, some mentally and physically handicapped and veterans of war. We are responsible, caring, law-abiding citizens, neighbors and friends. And we're counting on you.

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- 0 **We would lose 100% of our investment with no realistic compensation**
We would have no option to move our homes. They would be rejected by other parks due to their age and the cost would be prohibitive. We cannot, ethically, sell our homes after the announcement to rezone. Being forced to leave our homes would cause massive financial loss to us. As low/moderate income disadvantaged residents, we are living on the edge. Oregon Law 90.675 is unclear to me whether residents would see a penny of compensation or whether it would be withheld to pay for disposal of our "abandoned" homes.
- 0 **Rezoning appears frivolous and unnecessary**
There is a massive unoccupied facility across E Game Farm Road and acres of inactive old filbert land around us. Developers might focus on these properties first rather than destroying the lives of a whole neighborhood of low/moderate-income disadvantaged people.
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Sincerely, 

Re: Patrician Mobile Home Park in Springfield, Oregon

We were recently notified by the land owner, Richard Boyles, *dba Urban Transitions* that zoning change permits have been applied for with the intention of redeveloping the property where our homes now reside. *Please refer to the Metro Plan Amendment Cases #811-18-000065-TYP4 and 811-19-000066-TYP3.* There are 80 households with over 100 people from 55-90 years old in this park. Residents have financial, health and mobility challenges to be considered if uprooted. We are frightened. Many of us have used our life savings to purchase homes and have no Plan B. Some have no savings, no family and no place to go if our homes are taken. We can't sell because who would buy a home on land that will be redeveloped?

We're a family. We look out for each other. If this zoning is approved, some of us will be homeless and some will not survive this transition. Our "family" will be torn apart. What kind of compensation is available for us for our homes? Will we be given the appraised value, moving costs, down payments on another home? Where will we go? We are expected to patiently wait for up to ten years for this to happen and then have the rug pulled out from under us when we're even older?

Please reference ORS 90.643 – 645 and ORS 92.830 As far as I understand it, we are eligible for only \$7000 or \$8000 in tax credit or compensation (if any). Tax credit is not going to do most of us any good. If compensation, is that enough to buy another home somewhere else, for movers, for a down payment, to move our homes? Most of us paid two to five times that and added improvements. Moving an older mobile home can cost up to \$20,000, so that's not an option. Will the zoning change the status from residential, so we wouldn't even be eligible for that money? We thought we were set for the rest of our lives in affordable housing even though the rent on the spaces goes up in cost every year.

What responsibility does the land owner have to all of the people in this community? If Mr. Boyles would step up and do the right thing, he would compensate us fairly for our homes including the cost of relocation so we can start over again. It may be all business to him, but this is our life!

Rezoning this park for anything other than residential would be cruel without considering the lives of those on the land that he owns. Please consider our situation and help us to proceed. Is there no protection for the elderly? Surely there must be a solution.

Respectfully,

Reggy Bridges

**Ref: Land Development Application to Rezone Patrician Mobile Home Park
Case #811-19-000066 type 3, Case# 811-18-000065 type 4;**

Please find reasons herein to deny the above rezoning request:

0 As a low/moderate-income disadvantaged neighborhood, we have no place to go and would receive no compensation if we were forced out of our homes

Forced to abandon our homes would cause burden to the City by putting potentially 130 people at risk of homelessness and welfare. The Affordable Housing Agency strives to provide housing options to the disadvantaged population. We appear to meet the requirements and their "20 minute neighborhood" housing standards because we are near police, shopping and other services by walking, auto or bike. This would evaporate with dissolution of our community resulting in further burden to the city.

0 We would lose 100% of our investment with no realistic compensation

We would have no option to move our homes. They would be rejected by other parks due to their age and the cost would be prohibitive. We cannot, ethically, sell our homes after the announcement to rezone. Being forced to leave our homes would cause massive financial loss to us. As low/moderate income disadvantaged residents, we are living on the edge. Oregon Law 90.675 is unclear to me whether residents would see a penny of compensation or whether it would be withheld to pay for disposal of our "abandoned" homes.

0 Rezoning appears frivolous and unnecessary

There is a massive unoccupied facility across E Game Farm Road and acres of inactive old filbert land around us. Developers might focus on these properties first rather than destroying the lives of a whole neighborhood of low/moderate-income disadvantaged people.

0 A precedent in Portland, their rezoning to protect Mobile Home Parks, justifies our request

Portland City Council unanimously passed Comprehensive Plan #2035 and Policy 5.37 in August 2018, to preserve mobile home parks as low/moderate-income housing options. Please consider a similar policy for Lane County and deny the above rezoning request.

In closing, I would ask the County/City not turn its back on residents of this community just because we are seniors. We maintain our property, there are no eyesores, no abandoned property and we are adults. I join my neighbors in asking you to please secure our homes by denying rezoning of Patrician Mobile Home Park.

Sincerely,

Peggy Bridges

Dear Sirs,

Please HELP our 'mature, wise, strong willed residents' of Patrician Park!

We currently received notice re Land Development Application to Rezone Patrician Mobile Home Park**... What a crisis for 'ALL of our Community'

So many issues would be devastating: massive financial loss, affordable housing, home compensation, health, and mobility to access essential health & daily living services!

Many reasons and solutions have been discussed to deny "Rezoning request."

Upcoming meetings - Springfield Planning Commission, Tues. MAY 7

The City Council, Mon. JUNE 3. Both Meetings begin @7pm.

**Reference: Metro Plan Development Cases #811-18000065-TYP4 and 811-19-000066-TYP3

Please consider our situation and help us proceed in anyway POSSIBLE...

Respectfully,

Christine R. (resident since 2007)

Patrician Mobile Home Park

Ref: Land Development Application to Rezone Patrician Mobile Home Park
Case #811-19-000066 type 3, Case# 811-18-000065 type 4;

RECEIVED

MAY 06 2019

City of Springfield
City Recorder

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Sincerely,

John & Leah Lemay

Springfield Planning Commission Hearing, May 7th.

[Transcript] -

Cases, 811-19-000066 - TYP 3, 811-19-000065 - TYP 4

Good evening, Reverend Dr. Ron Meyers here from Space 23 in the Patrician.

After twice reviewing the 444 pages now on the Rezoning Application, I find that there are 3 as I "Goals" that glare out loud, in the Rezoning according to existing City Ordinances, the Metro Plan and State guidelines.

Those 3 "Goals" are:

9.) Economic Development (this goal is shakey...)

From the applicant's own narrative we read, "In. 2016 the City of Springfield amended and adopted Springfield's 2030 "Economic Development Goals, Policies and Implementation Strategies as well as its Technical Supplement... of Industrial... Economic Opportunities Analysis... Becoming City Ordinance #6361. One of those ITEMS was/is SERVICES of RESIDENTS.

["services of Residents" SO, are we to ignore and strip an established Low Density Residential space into a Commercial Site, IGNORING the Residential community in existence?] The convoluted fashion in which you have Staff notes citing Surpluses and deficit Buildable acreages is SEVERE. This MH Park is not bare ground. I/We say you failed US, and the existing City Ordinances.

Date Received: 5/8/2019
Planner: AL

10.) Housing [LDR having a "surplus of 378 buildable acres," and the Medium Density Residential having a surplus of 76 buildable acres; and then the "Staff Notes" promote that the High Density Residential - deficit of 28 buildable acres is highly SKEWED in favor of HOTELS and not apartment complexes. It appears to me that this rezoning is contrary to the "Gateway Plan, Goal -1 "Affordable housing, Goal - 2 "Maintain LDR, MDR and HDR in Goal - 2 in accordance with City Ordinance #6051]

12.) Transportation (does not alter the TPR - WHOA!) [Going through the complexities of the Transportation Plan is mind boggling to say the least. My/Our concerns is that the current and "IMMEDIATE" future load on the traffic at Beltline and E Game Farm road, DOES NOT/WILL NOT provide safe passage of our Residents into the Patrician MH Park, the Memory Care Center to the East side of the Road, and perhaps the Future HDR site on the NorthEast corner of E Game Farm and Deadman Ferry Road. I see NOTHING projected for the impact of the HDR on that site, NOR the relocation of Pacific Source / Wayfair Call Center on the Campus Site that was Symantec's location.]

Ron & Geri Meyers
Space 23
3530 E Game Farm Rd
Springfield, OR 97477-6000

Date Received: 5/8/2019
Planner: AL

5/12/2019

Regarding Rezoning the Patrician Mobile Home Park

Hello – My name is Susan Stoltenborg. At the risk of redundancy, the Patrician Mobile Home Park is a 55+ community, emphasis is on *community*. Uprooting a senior community is absolutely devastating. **Affordable housing** is a relevant, hot topic which affects the entire Springfield community: how is a displaced community of approximately 130+ seniors going to be absorbed into this surrounding community? This is a *vulnerable* population that requires affordable housing; where can we relocate? What is the impact on our health? There are residents at the Patrician up to 90 years old, including veterans and people of varying physical disabilities, all who help each other. Displacing this community is potentially a springboard for homelessness, already a major concern in this area.

There are other vacant lots in this area that are available to redevelop without uprooting people.

Mr. Boyles – this may be an opportunity to go on the books as a great philanthropist. There are wonderful parks with large tracts of land donated by individuals such as Alton Baker, Hendricks, Zumwalt; so, perhaps this could be your great contribution as a philanthropist and allow the Patrician to continue as an amazing 55+ community, for the longest time possible.

The very short version of my personal story is after going through separation, bankruptcy, being downsized out of my job and having to move, all in the same year, I returned to school. While attending school full time, I was a caregiver which not only kept a roof over my head, but gave insight to senior issues. I returned to the workforce full time in 2015, and diagnosed with breast cancer in 2017. After scrimping and saving, this is the first home I have ever purchased. This was my "forever home". My daughter, who is disabled, and I were delighted to move into the Patrician community October 2018, after signing a 20 year mortgage. The thought of having to abandon our new home will have a terrible, negative impact on us, physically, emotionally and financially.

I believe the issue of rezoning The Patrician requires closer attention. The consequences of redeveloping with eventual displacement of residents will have a pronounced negative impact not only to individuals of the Patrician, but to the larger Springfield community, including potential greater demand for social services.

Thank you, Mayor Lundberg, for taking the time
to LISTEN
Susan

Susan A. Stoltenborg
3530 E Game Farm Rd Spc 2
Springfield, OR 97477

RECEIVED
MAY 14 2019
City of Springfield
City Recorder

Date Received: 5/14/2019
Planner: AL

The zoning change requested by the property owner of 3530 East Game Farm Road will immediately benefit that owner with an increase in real property value and investment potential. Property residents will be a step closer to the park's redevelopment and closure as a low income residential site.

We will also lose our community, our sense of unity and our attention to everyone's wellbeing. If someone hasn't been seen for a few days, and the home shows no signs of activity, somebody will make sure that the resident is okay. Opening the drapes is a common "sign of life" here. "I'm okay, I've opened my curtains, and later I'll get the mail."

Our small semi-enclosed neighborhood gives us relative safety and access to medical care, shopping, and other services. One of our neighbors, who is blind, can go out daily with his guide Chihuahua, knowing that he's safe whether he's walking down the middle of our residential lanes, or on the sidewalk. He can get around well enough to stay inside the park, and we don't have through traffic, thanks to an automated gate at the northwest end. If he gets disoriented, or the dog leads him into a culdesac that seems unfamiliar, we all know where he wants to go and will reroute him. We realize that real guide dogs know better, but have low expectations for Chihuahuas. Where will this man and his wife, both disabled, find an apartment or house that will accommodate their assistance dog? Many places are designated "No Pets."

We respectfully request that the zoning change request for 3530 East Game Farm Road, Springfield, Oregon, be denied at this time, or at least tabled for future discussion. We realize that the park owner may still redevelop the park, or close it at his pleasure, but we would like the chance to pursue other possible options.

The idea of creating a convention center in Springfield, Oregon, is ludicrous. Attendees like to go to destination locations, such as Las Vegas, for conventions so that they can enjoy the benefits of those large communities. The lure of Springfield for a short-term visit is nil. See the murals, look at the rivers, leave. The brag value is so very low. Are potential attendees going to stand around the water cooler, "Man, I am getting sent to a convention in Springfield! I can't wait!" It will be more like "A convention in Springfield, what a drag."

Communities tend to think of convention centers as part of the municipal "stamp collection." We have churches, a city hall, a municipal landfill, a sewage system, a mall, lots of restaurants, and what we need next is a convention center! Then we'll have arrived and be able to play with the big kids. It's going to be Portland, Seattle, Atlanta, Los Angeles...and Springfield. The names can vary into infinity, but the reality is that modest-sized communities have better things to use their resources and efforts. This community needs affordable housing, and at this time, one of the locations that provides affordable housing is in potential peril.

RECEIVED

MAY 14 2018

By _____

Page 3

Thank you for considering the details of our situation, and not just the lure of adding another thing to Springfield's stamp collection.

Sincerely,

Mark Ingram
Patricia J Ingram
Mark and Pat Ingram

3530 East Game Farm Road Space 27

Springfield, OR 97477

RECEIVED

MAY 14 2018

By: _____

From: Ron Meyers (#23)

Volume 1 | Issue 1
May 4th, 2019

Patrician MH Park Neighbors Association

Quote

"Topics that are a conflict of interest with management, please schedule these meetings in a resident's house..." – Patti Lundeen, page 3, (May 1st, 2019) Management Newsletter

"Willy Nilly" Rules and illegal retaliation

May's manger's Newsletter (page 3) notice from Patti Lundeen was wrong and illegal, or at best a pitiful reading of the "RULES", and was clearly a spiteful move from bringing in some attorneys to answer questions. The "Patrician Rules" page (5) she cites relate to "PRIVATE PARTIES" scheduled in the Clubhouse NOT Resident/Tenant Association wide events. Management can NOT restrict our rights to Freedom of Speech or Freedom of Assembly. We have an "APP" for that, that is ORS 90.528, (3) [1997-2017] "Use of common areas or facilities." Below is the paragraph:

(3) A landlord who rents a space for a manufactured dwelling shall not prohibit use of a common area or facility if the purpose of the prohibition is to prevent the use of the area or facility for tenant association meetings, tenant organizing meetings or other lawful tenant activities. {Oregon Revised Statutes chapter 90, section 528 and Paragraph 3, (1997-2017)}

Oregon Law Center, Attorney Laurie Hauber wants to hear from YOU on this abusive management practice. Here is her contact address:

Lane County Legal Aid/OLC – email: lhauber@oregonlawcenter.com
376 East 11th Avenue -- Eugene, OR 97401 -- (541) 485-1017
<http://www.lclac.org/>

Or, Please notify, Ken Pryor (Oregon Community Services Manufactured Communities Resource Center) "We pay them taxes to help us," his email: Ken.Pryor@oregon.gov (800) 453-5511

Date Received: 5/15/2019
Planner: AL

Quote

"Upon review it appears the landlord is violating a number of Oregon Statutes. I copied Ms. Erin Filfield, (Community Development Analyst, City of Springfield)." – Ken Pryor

Oregon Law governs 'Rule Changes'

Oregon State Law clearly states

I have often told Patti Lundeen that the Newsletter is not the means to put in place 'new' or Rules or Changes. Oregon Tenant Law in a Mobile Home Parks is setup so that "Willy Nilly" process is illegal UNLESS it is done in accordance with ORS 90.610 (3) – THAT MEANS WE (RESIDENTS) get to 'VOTE' in writing to accept a proposed "Rule Change" **Here is that Law:**

'The Format': ORS 90.610 items(3-7) sub-item (b)

(b) A statement substantially in the following form, with all blank spaces in the notice to be filled in by the landlord:

NOTICE OF PROPOSED RULE OR REGULATION CHANGE

The landlord intends to change a rule or regulation in this facility.

The change will go into effect unless tenants of at least 51 percent of the eligible spaces object in writing within 30 days. Any objection must be signed and dated by a tenant of an eligible space.

The number of eligible spaces as of the date of this notice is: _____. Those eligible spaces are (space or street identification): _____.

The last day for a tenant of an eligible space to deliver a written objection to the landlord is _____ (landlord fill in date).

Unless tenants in at least 51 percent of the eligible spaces object, the proposed rule or regulation will go into effect on _____.

The parties may attempt to resolve disagreements regarding the proposed rule or regulation change by using the facility's informal dispute resolution process.

■ **IF you need help in writing or correspondence there are folks here to help you.**

Patrician MH Park Neighbors Association

Patrician MH Park Neighbors Association

3530 E Game Farm Rd #23
Springfield, Oregon 97477

TO: the Recipient or Resident(s)

3530 E Game Farm Road in Space # _____

Springfield, OR 97477

Kristin O'Driscoll
3530 E. Game Farm Rd., Space 18
Springfield, OR 97477
541-326-7306

May 20, 2019

Andy Limbird, Planner
City of Springfield, Oregon
alimbird@springfield-or.gov

RE: Rezoning application for The Patrician Mobile Home Park

Dear Andy,

You and I spoke on the phone earlier about the rezoning of an adjacent property. Now, I am putting my opposition comments in writing in advance of the Public Hearing tomorrow.

My husband and I purchased our home in this park six months ago. We considered other park opportunities in Eugene, but settled on The Patrician because of its location and other perceived benefits. We had very limited resources, and purchasing in this park offered a clear opportunity to spend less and fix up an older home. We had no idea that the owner was a developer, as the "owner" was on all the paperwork as an LLC. We have poured money and sweat equity into fixing up our new home, only to find out that rezoning is likely to make its value and our efforts zero.

The owner's own letter to park residents makes it obvious that none of the residents can now sell their homes in good conscience without disclosure of the owner's intent to close the park and pursue commercial development. That, plus the fact that surveyors were in the park earlier this month, lead residents to conclude that the planned park closure is likely to be much sooner than the ten years he spoke of in his letter to residents.

In the two months since we received notice from the owner of the rezoning application, we have met many people and learned much about the circumstances of Mr. Boyle's original purchase of this park. We've been told that his purchase was made on the City's behalf because the City did not have the funds in 2008, with the unwritten promise that he would be made whole in the end. The recession happened, and he's been waiting. And here we are, 130+ residents between a rock and a hard place. If our park were situated one mile further west into Eugene, we would at least be ensured fair market value for our homes, but here we are in Springfield, looking at the state-mandated \$8,000 compensation when the park closure happens. This is a pittance! With the addition of a shop, new roofing, new flooring, new kitchen and bathrooms, we've poured precious resources into a home that we intended to live in for the long

haul. It's very disheartening to realize that our limited financial resources are gone forever.

We are among the younger residents in the park. Many of the residents are widows who lost their husbands after they purchased a home here. When their husbands died, they not only lost their life partner, but in most cases they lost more than half their Social Security income. Manufactured home parks operate just like apartments in terms of financial qualification. One must have the space rent times three in monthly income to qualify. Few of those widows can even come close to meeting that requirement with only one income, which they would have to do at a new residence. Circumstances forced my husband and I to take early reduced Social Security, meaning that we barely qualified for space rent here with BOTH of our incomes. We would be unable to qualify for most of the area's apartments based on the required income to rent ratio. The affordable housing that this park represents is VERY IMPORTANT!

I guess what I'm saying is this:

- If the City of Springfield is at all serious about protecting existing affordable housing, please turn down the rezoning application.
- If the City of Springfield, after considering all the many financial benefits of commercial development, can't resist the opportunity to approve rezoning, we implore you to get involved in negotiations with the owner so that residents are made whole and get fair market value for their homes.
 - We need fair market value for our homes if we are to have any hope of finding other housing;
 - We need to know the true time frame for when the owner plans to close the park.
 - If it's true that the City was in any way involved in Mr. Boyle's original purchase, then the City has a moral obligation to be involved in negotiating on the park residents' behalf.

Thank you for taking the time to read this.

Sincerely,

A handwritten signature in blue ink that reads "Kristin O'Riordan". The signature is written in a cursive, flowing style.

Lee J. O'Driscoll
3530 E. Game Farm Rd., Space 18
Springfield, OR 97477
541-326-7306

May 20, 2019

Andy Limbird, Planner
City of Springfield, Oregon
alimbird@springfield-or.gov

RE: Rezoning application, 3530 E. Game Farm Road

Dear Mr. Limbird,

I am adamantly opposed to the rezoning of our park to Mixed Use. I read the notice from the owner, I saw his written intent to develop "within ten years," and I know that could mean as little as one year.

I've been self-employed most of my life, working hard to prepare for retirement. The recession, and then medical problems resulted in my retirement assets being significantly eroded just as I was nearing retirement.

We moved to Springfield last fall, buying our manufactured home because the interior was run down and it was ultra-affordable. I knew I could renovate it and turn it into a comfortable retirement home with our remaining funds. So it was a kick in the gut to get the notice in March that the owner was seeking rezoning. Ten years is nothing, it goes by in a flash, and seeing surveyors on the property earlier this month is a reminder that it could be as soon as one year if rezoning is approved. Our nest egg is gone, and the value of our renovated home is gone just with the public notice of intent to seek rezoning.

Since manufactured homes are not considered "real estate," no disclosures about intent to rezone are legally necessary. All of us have been blindsided by this, with possibly the worst being those who recently took out mortgages to buy homes in our park. That mortgage won't go away just because the park closes!

I am grateful to have a roof over my head at all. So many people are actually homeless, and I am extremely aware of how close to that situation we now are. The hotels and shops that Mr. Boyles wants to build don't need to be built on this 13 acres! I hope that the Planning Commission and City Council give extreme weight to the City's long-term planning guidelines to protect existing affordable homes. It is an extreme problem.

Finally, there are many residents at our park who are too old, too frail and too fearful of retribution to speak for themselves. So I am speaking not only for my wife and myself, but also my fellow residents who can no longer speak out.

Please help us and say NO to this rezoning application.

Sincerely,

A handwritten signature in black ink, appearing to read "L. O'Driscoll", with a horizontal line underneath.

May 16 , 2019

Ron Manning
3530 East Game Farm Road , Space # 7
Springfield , OR 97477

City of Springfield Planning Commission
225 Fifth Street
Springfield , OR 97477

Dear Members of the Planning Commission ,

This letter is in regards to the zone change & potential redevelopment of the Patrician Mobile Home Park located at 3530 East Game Farm Road in Springfield.

The PMHP is not merely a “trailer park” but , rather , a community. We have a beautiful clubhouse , pool , & professionally maintained landscaping. Our homes are all well maintained by us & are exactly that. Our homes. Not just “trailers” that we live in.

We have made considerable investments, both personally & financially , to achieve the pride & peace of mind that most homeowners everywhere strive for. The redevelopment of this property will in essence deprive us of that which we have all worked so hard for.

It would be one thing if all we had to do was to simply relocate our homes to another parcel of land. But that is not how it works with mobile homes. While they were once mobile to facilitate being transported here , their mobility ends there. Disassembly , reassembly , & transporting often exceeds \$30,000.00. Reassembly is often problematic as well on these dwellings that are 40+ years old. Irreparable damage often occurs that can add yet more expense to the moving costs.

So what this boils down to is that our homes are now basically worthless. The \$8,000.00 that state law requires the landowner to compensate us is merely a drop in the bucket. While this is *not* an issue of “Eminent Domain” , in that we do not own the land beneath us , even the U.S. Constitution calls for “just compensation” in those cases. I do not consider 20 to 25% of the value of my home to be “just” in any way.

On May 7th the Planning Commission met to determine whether or not to grant a zone change for this property. While I was not able to attend , due to health concerns , I did read the 330 page agenda that was available online the following morning. My initial take-away from that was that since the city of Springfield has an abundance of available land for housing our mere 13.7 acres here would not be a significant loss to the community overall. Despite the loss of 81 units of affordable housing.

The agenda further states that some housing would be included were the property to be redeveloped. But my question regarding that is would it be “affordable” housing? Newer apartments in the immediate area range from \$1000.00 to \$1400.00 per month. This is well above what we residents here would consider affordable. Particularly considering that most of us are living on fixed incomes.

My next concern is the owners' representative's statement of what that redevelopment of this property would entail. *"The zone change will allow redevelopment of the site for a new vibrant mix of uses that will stimulate job growth, support the hospitality industry, and provide new diverse housing options."*

I have to question this statement. For example , there are currently 6 hotels/motels within a 10 minute walk of the PMHP. Are they consistently filled to capacity? Doubtful. As for shops & eating establishments there is already an abundance of these just blocks away on both Gateway Blvd. & within "The Shoppes at Gateway". And in fact "Gateway Plaza" ,which is adjacent to the PMHP and owned by Mr. Boyles , consistently has several empty commercial rental spaces.

And just exactly what is "diverse housing options"? The meaning of this escapes me. But I am more than willing to hear the explanation of this.

My last concern at this time is the following statement on Page #2 of Attachment #1 :

Response: The issue of this application's impact on current home values and resale ability are not relevant to the criteria for approval for this application, although these issues may be of significant concern to current residents of the property.

While the decision of the Planning Commission will certainly be predicated upon the laws of the City of Springfield , I believe that there should be an additional considerations factored into the final decision by both them and the Mayor & City Council. These considerations should be also based upon morality , ethics and compassion. A tough decision at best.

Yet somehow I would hope that the powers that be can see this side of the issue at hand rather than just the legalities of the situation. There is much more at stake here than simply furthering a commercial enterprise.

Never would I have thought that I would be begging for a place to live , but with the *potential* closing of the PMHP I am now on the verge of this. And while the owner has stated that this closing will occur within 10 years I have sincere doubts that being that long of a timeline will be the case. Indeed it seems that the timeline seems to now be accelerated if anything.

My reasoning for this is that bright and early on the morning of Friday , May 10th a survey team was literally knocking on my front door. Within the hour they were pounding survey stakes in and around my yard. This certainly seems a portent of things to come , and sooner rather than later.

This situation reminds me of a line from a song of Joni Mitchell's : "They paved Paradise & put up a parking lot!" Please do not allow my little bit of Paradise to be paved.

Sincerely ,

Ron Manning

A handwritten signature in black ink, appearing to read "Ron Manning", with a stylized flourish at the end.

**Ref: Land Development Application to Rezone Patrician Mobile Home Park
Case #811-19-000066 type 3, Case# 811-18-000065 type 4;**

Please find reasons herein to deny the above rezoning request:

0 As a low/moderate-income disadvantaged neighborhood, we have no place to go and would receive no compensation if we were forced out of our homes

Forced to abandon our homes would cause burden to the City by putting potentially 130 people at risk of homelessness and welfare. The Affordable Housing Agency strives to provide housing options to the disadvantaged population. We appear to meet the requirements and their "20 minute neighborhood" housing standards because we are near police, shopping and other services by walking, auto or bike. This would evaporate with dissolution of our community resulting in further burden to the city.

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We would have no option to move our homes. They would be rejected by other parks due to their age and the cost would be prohibitive. We cannot, ethically, sell our homes after the announcement to rezone. Being forced to leave our homes would cause massive financial loss to us. As low/moderate income disadvantaged residents, we are living on the edge. Oregon Law 90.675 is unclear to me whether residents would see a penny of compensation or whether it would be withheld to pay for disposal of our "abandoned" homes.

0 Rezoning appears frivolous and unnecessary

There is a massive unoccupied facility across E Game Farm Road and acres of inactive old filbert land around us. Developers might focus on these properties first rather than destroying the lives of a whole neighborhood of low/moderate-income disadvantaged people.

0 A precedent in Portland, their rezoning to protect Mobile Home Parks, justifies our request

Portland City Council unanimously passed Comprehensive Plan #2035 and Policy 5.37 in August 2018, to preserve mobile home parks as low/moderate-income housing options. Please consider a similar policy for Lane County and deny the above rezoning request.

In closing, I would ask the County/City not turn its back on residents of this community just because we are seniors. We maintain our property, there are no eyesores, no abandoned property and we are adults. I join my neighbors in asking you to please secure our homes by denying rezoning of Patrician Mobile Home Park.

Sincerely,



D Dorothy Durkin
3530 E. Game Farm Rd., Spc. 4
Springfield, OR 97477

Re: Patrician Mobile Home Park in Springfield, Oregon

We were recently notified by the land owner, Richard Boyles, *dba Urban Transitions* that zoning change permits have been applied for with the intention of redeveloping the property where our homes now reside. *Please refer to the Metro Plan Amendment Cases #811-18-000065-TYP4 and 811-19-000066-TYP3.* There are 80 households with over 100 people from 55-90 years old in this park. Residents have financial, health and mobility challenges to be considered if uprooted. We are frightened. Many of us have used our life savings to purchase homes and have no Plan B. Some have no savings, no family and no place to go if our homes are taken. We can't sell because who would buy a home on land that will be redeveloped?

We're a family. We look out for each other. If this zoning is approved, some of us will be homeless and some will not survive this transition. Our "family" will be torn apart. What kind of compensation is available for us for our homes? Will we be given the appraised value, moving costs, down payments on another home? Where will we go? We are expected to patiently wait for up to ten years for this to happen and then have the rug pulled out from under us when we're even older?

Please reference ORS 90.643 – 645 and ORS 92.830 As far as I understand it, we are eligible for only \$7000 or \$8000 in tax credit or compensation (if any). Tax credit is not going to do most of us any good. If compensation, is that enough to buy another home somewhere else, for movers, for a down payment, to move our homes? Most of us paid two to five times that and added improvements. Moving an older mobile home can cost up to \$20,000, so that's not an option. Will the zoning change the status from residential, so we wouldn't even be eligible for that money? We thought we were set for the rest of our lives in affordable housing even though the rent on the spaces goes up in cost every year.

What responsibility does the land owner have to all of the people in this community? If Mr. Boyles would step up and do the right thing, he would compensate us fairly for our homes including the cost of relocation so we can start over again. It may be all business to him, but this is our life!

Rezoning this park for anything other than residential would be cruel without considering the lives of those on the land that he owns. Please consider our situation and help us to proceed. Is there no protection for the elderly? Surely there must be a solution.

Respectfully,


SA #44

To: City of Springfield Planning Commission
City of Springfield City Council
Department of Public Works

From: Jo Manning and Joelle Sherman, residents of the Patrician

Date: May 21st. 2019

Re: Patrician Mobile Home Park Planning Case 811-19-000065-TYP4

As residents of the Patrician, we submit this written testimony in response to the application submitted to the City by Urban Transitions LLC seeking to amend the Metro Plan and the Gateway Refinement Plan from Low Density Residential (LDR) to Mixed Use Commercial (MUC). This document demonstrates the significant inconsistencies between the applicant's proposed changes and the goals and policies related to housing set forth in the State, Metro and Springfield planning documents. Because of the number and magnitude of inconsistencies, approval of this proposed change undermines many of the goals Springfield is trying to achieve to meet the housing needs of all its citizens.

I. Inconsistencies with Goal 10

Pursuant to Goal 10, cities must have plans that “encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.”

According to the 2011 Springfield Residential Land and Housing Needs Analysis (RLANA), which serves as the City's "housing needs analysis and buildable lands inventory under Goal 10," Springfield will need to provide 3,552 dwelling units that are single family types, which include single family detached, manufactured dwellings, and single family attached. Eliminating 79 housing units will increase this needed supply. Based on recent data from Oregon Housing Community Services, there are significant deficits of affordable housing for people at lower income levels. For instance, among households below 50% AMI, there is a shortage of 17,595 units in Lane County. Eliminating this housing without replacement will only exacerbate this shortage in supply. In addition, for households with AMI's between 30-50%, according to Springfield's Housing

Needs Analysis, manufactured homes in parks is the ONLY affordable housing type for homeownership.

Moreover, while there is a surplus of low-density residential lands, the land at issue currently meets an identified housing need in Springfield for people who have more limited financial capabilities. Due to land costs, residents of the Patrician would not be able to find a similarly situated living situation elsewhere in Springfield. Residents cannot afford to purchase both land and a new home. There are low vacancy rates at other senior parks and many residents would not be able to afford to purchase even an existing home in another park at today's market rate. In addition, while HDR housing could be built on this site if the land use designation and zoning were changed, based on the application, the owner has no intention of building any housing. If housing were built, it most likely would be higher cost housing that would not be affordable for lower income households and, therefore, would not be an option for residents of the Patrician. Therefore, a change to MUC would eliminate this affordable housing type for 79 households and their housing needs would not be met on other LDR land elsewhere in Springfield.

Finally, the RLANA identified a deficit of approximately 28 acres for high density residential. Fortunately, this deficit was addressed by the amendment to the Glenwood Refinement Plan in which the City re-designated 28 acres as Mixed Use as was recommended in the Housing Needs Analysis. This change to HDR in Glenwood is reinforced in Policy H.2 of the "*Springfield 2030 Refinement Plan – Residential Land Use and Housing Element*," to meet the anticipated need for high density housing based on population forecasts. Therefore, it is not essential to designate additional land HDR since the 28 acre deficit was addressed through this change in the Glenwood District.

II. Inconsistencies with the Metro Plan

The *Metro Plan* acknowledges that there are inconsistencies among some goals and policies and that these must be balanced in each case. We urge you to balance the goals and policies that are consistent with the application with those that are in conflict with the proposed land use and zoning change.

The overarching goal of the *Metro Plan-Residential Land Use and Housing Element* is, "Provide viable residential communities so all residents can choose sound, affordable housing that meets individual needs." Changing the land use

designation to MUC would take away the choice for 79 households to meet their individual needs and eliminate a “viable residential community,” contrary to the central goal of the Metro Plan.

In addition, policy A10 and similar policies that the applicant sites regarding the promotion of higher residential density in areas that utilize existing infrastructure and are near employment, commercial, and transportation systems contemplates how land should be used for future development. These policies are not about redevelopment of land with existing housing that meets a current need. Nothing in the Metro Plan suggests that this should be accomplished by eliminating existing affordable housing and established neighborhoods, particularly ones that have access to services.

Changing the land use designation to MUC is in direct conflict with Policy A.20, which states, “Encourage home ownership of all housing types, particularly for low-income households.” As demonstrated in the RLANA, the only housing type that is possible for home ownership for households below 50% of AMI is mobile homes. Eliminating these homes would reduce homeownership opportunities and discourage others at lower income levels from purchasing this housing type in Springfield in the future.

The “Affordable, Special Need, and Fair Housing” section of the Metro Plan recognizes the unique housing problems experienced by special needs populations, which includes elderly and disabled. As the text explains, they are at a competitive disadvantage due to circumstances beyond their control. Many residents in the Patrician are both elderly and disabled and all are on a fixed income. Consequently, finding replacement housing that they can afford at today’s market rate will be particularly challenging and for many will be impossible. Undoubtedly a significant portion of residents will be forced into homelessness. For many, they will be losing their only safety net – their longtime neighbors.

III. Inconsistencies with the Springfield 2030 Refinement Plan – Residential Land Use and Housing Element

HG-2, “Foster Housing Choice and Affordability,” states that a goal of the Refinement Plan is to provide a range of housing choices for people of all income and household types. It goes on to state that the “availability of affordable housing choices for different types of households is a key component of a liveable

community.” Living in a manufactured home is a housing type desired by many, particularly people at lower income levels who seeking a homeownership opportunity.

Policy H-10 encourages the development of affordable housing in locations with transit, employment, shopping, health care, recreational services. No where in the application does the applicant mention an interest in creating housing, let alone affordable housing. As stated in the application, the impetus for the application is to develop the property into a conference center and hospitality uses. These uses, and any other tourist and/or business development uses on this property are not only contrary to this Policy H-10, they also are inconsistent with HG-2 above since it eliminates an affordable housing choice.

This proposed change to MUC also is inconsistent with HG-3, a part of which is to “minimize displacement of low-income residents as neighborhoods develop.” Obviously changing the land to MUC would lead to direct displacement of all households in The Patrician without a replacement. In the unlikely event housing is developed on this property at some point, it is safe to assume that it will be market rate housing for higher income levels. There is no mention of housing affordable for lower income levels in the application.

Policy H-10.3 states that the City must continue to develop strategies to repair, preserve and improve the existing supply of affordable housing and enhance existing affordable neighborhoods. Eliminating 79 units of affordable housing contradicts this policy, both in the reduction of existing supply and elimination of a neighborhood – The Patrician is not just a place for people to live, it provides a community of support and connections as people age. Many residents have taken upon themselves to rehabilitate their homes through a wide range of upgrades, including new roofs, more energy efficient heating and cooling systems, new bathrooms and kitchens, and flooring. This is not a mobile home park where the homes are dilapidated and beyond ability to repair. People take care of their homes and care about the look of their home in the neighborhood.

Similarly, an implementation action item in Policy H-2 is to protect and enhance existing single family neighborhoods and affordable housing stock in areas with services. The Patrician is an existing single-family neighborhood with 79 units of affordable housing and is located in Gateway, with easy access to a wide range of services.

IV. Inconsistencies with the Gateway Refinement Plan

Goal 5, as well as 1.0 of the Policies and Implementation Actions is about maintaining and enhancing the liveability of existing area neighborhoods. Obviously a change in land use and zoning that eliminates this neighborhood is entirely inconsistent and contradictory with this goal and policy. There is no replacement for these residents nor for this neighborhood.

Untitled

Re: Patrician Mobile Home Park in Springfield

My name is Sharyn Mortenson and my husband and I have lived in the Patrician Mobile Home Park for almost 7 1/2 years. We have enjoyed this neighborhood and the benefit of living in an area that has most everything we need, (such as doctors office, urgent care, hospital, labs for necessary bloodwork, physical therapy, pharmacy, pet care, grocery stores, shopping mall, gyms, etc.). We are able to have our pets which means so much to us and provides us with companionship and helps with stress. Those that enjoy walking can get out and stroll around the park at a comfortable pace using canes or walkers, if needed, and not be concerned with having to cross busy intersections, or children riding bicycles etc. During the summer we are able to swim at the pool that is at the club house. The club house is supplied with a kitchen area, a sitting area with t.v. connected to cable and internet is available. There is a small library available and several pool tables for the resident to enjoy. Once a month there is a potluck for the residents to enjoy some social time with other residents. All these things are important to our well being as we age and my fear is that all this would be hard to replace as we have a strong community and formed close friendships that would be lost should the court be rezoned and become a commercial area.

I would like to share my personal concerns also should we lose our home here. My 92 1/2 year old mother lives next door to me. She has been able to live in her own home because I have been able to help her with things she can no longer do without help because of her age. For her to find a new place to live and move would be an incredible hardship and I am not sure that she could survive this. My brother has been staying with her at night because she has fallen several times and feels safe having someone there in case she gets up at night and falls. My brother also suffers from Dupuytren's Contracture is losing the use of his hands. I am a part-time caregiver for him at this time and in the next 3 - 4 years will probably totally lose the use of his hands and need me to be a full time caregiver. My husband is a diabetic and has been diagnosed with Dementia so I also have become his caregiver. Should this property be rezoned and we have to move this not only would create a problem to continue with independent living that we have in our homes now because we may not find other homes close together but the financial burden finding affordable housing becomes a big issue. If we could not find affordable housing the most likely 3 of my family members would end up living in Assisted Living or a nursing home and probably having to go on state assistance because of the cost of these facilities. I am pretty sure others living in The Patrician also are concerned about losing their independence and needing a state assisted living area also.

Thank you for allowing me to share my concerns and please be mindful of these situations when deciding whether or not to allow the rezoning.

Sincerely,

Sharyn Mortenson



May 21st 2019

Re. Patrician MHP Rezoning

The thought of loosing my home is so upsetting. I lived here since July 28, 2014. My little home is a comfort. I feel safe here. I have my oxy. set up, and am able to live alone with minimal help. (960 sq ft.)

I have friends that gather every wed. we support each other & socialize, do crafts, & needle work.

My little yard gives me fresh air and exercise, I grow a few veg., Blue berries, strawberries, & flowers, Great therapy, & positive medicine I'd say. I not on a lot of percription drugs, I have a rescue inhaler for an emergency, I can wear my oxy. in the yard.

I'm sad & upset at loosing all this. My home is in good shape. Lamant flooring through out, freshly painted through out, new tub surround, laundry area up dated, a new 8' x 20' ft. deck, new steps & hand rails front & back, garden shed repaired & painted, always working on the land scaping. and it is a beautiful home.

Sincerely
Peggy Lady

5. a letter from my Doctor also.

Good evening, I am Pastor Ron Meyers, and I live in space 23 of the now notorious Patrician MH Park.

I would like to review the 1st "Rezoning Application" in recorded history, and add some theological history, and even some levity at the same time.

In Holy Scripture we read the God created a cozy walled in garden community surrounded by perhaps 12' arborvitae. The entrance to this affordable housing community was on the East Side of the Park. No one knows how long these ancient ancestors lived in bliss.

What we do know, is the snake arrived to convince the residents that they would be fine, and live even better off when a Hotel and Conference Center came into the Park.

The ease with which they lived was closed down, and they were relocated to a much more difficult life. They were as we are grandparents and great grandparents.

You see the Devil was in the details of this Rezoning APP.

The Devil is always in the details. I posted the City of Springfield's Planning/Council video from the YouTube site. In that video they purported to make the 'rules' easier to play understand. The easy read is just not there.

What we discover by researching is that The City has desired a Conference Center on the site of the Patrician. Other sites are and have been available, but no effort was made to place it there. In fact the silence and obvious ignoring of those other sites smacks of collusion.

You dear folks are pawns in the hands of the powerful and determined agents drive out 130+ low income residents.

Worse yet is that you purpose to do so stripping US of our legal right to purchase this MH Park in what the Oregon Legislative Process sought to protect MH Park Residents from rogue developers.



Manufactured Housing Park Preservation through the Creation of Resident-Owned Communities



Information Sheet for Manufactured Homeowners

One of the most effective ways of preserving affordable manufactured housing, as well as to promote secure tenure and encourage wealth-building and asset appreciation via manufactured home ownership is to facilitate a resident purchase of a park. A resident-owned community (ROC) is an entity created by manufactured housing park residents to purchase and control the park and manage infrastructure, operations and common areas.

How Does it Work?

Based on the New Hampshire Community Loan Fund model for manufactured housing park preservation, CASA's Oregon-specific model focuses on the creation of a non-profit, limited equity manufactured housing cooperative, which will allow for a resident purchase of the park. The model is only feasible if the purchase remains affordable for residents.

- Membership is limited to park residents - one membership per household.
- Members must own, not rent, their homes.
- Members control the monthly rent. Site rent for non-members will often be set higher than rents for members.
- Members share equally in the decision-making.
- The park is owned *collectively* by the cooperative. Individual homeowners don't own their individual sites.
- The cooperative holds the mortgage and is responsible for paying bills, property taxes, repairs, maintenance, etc.
- The Board of Directors manages the day-to-day operations of the cooperative.

- Typically, membership entitles a person to lease a particular space on a long term and near-perpetual basis (at least 20 years, ideally longer) as long as they are a member in good standing.

Program Description

The program consists of two major components - Resident Organizing and Development/Park Purchase.

I. Resident Organizing

1. Introductory meeting to discuss the program.
2. Resident meeting to decide whether to form a cooperative and move forward.
3. Formation of cooperative, including:
 - a. Appointment of a steering committee.
 - b. Steering committee and organizer begin drafting cooperative documents (Articles of Incorporation, interim bylaws, subscription/membership agreement).
 - c. Articles of Incorporation are filed the Secretary of State
4. Members vote-in Board of Directors.
5. Board training and capacity building.
6. Enter into technical service agreement with CASA or other agency
7. Retain lawyer
8. Conduct a resident membership drive

This phase of organizing takes 30-45 days. If the purchase seems feasible and affordable, and both the residents and the owner are willing to move forward, the program enters Phase II.

II. Development/Park Purchase

1. Financial analysis.
2. Creation of preliminary budget/pro forma.
3. Preparation and negotiation of Purchase and Sale Agreement.
4. Members vote on park purchase and site rent maximum amount.
5. Due diligence activities.
6. Identification of pre-development financing and permanent financing.
7. Application for funding.
8. Park purchase/closing.
9. Provision of ongoing technical assistance to the cooperative.

This phase of the actual purchase takes between 4-5 months and is dependent upon issues in securing items for the due diligence, reviews by funders, etc. In order to become more competitive with private investors, we need to shrink this time.

Potential Costs for a Limited Equity Cooperative Park Purchase in Oregon

Individual Homeowner costs:

- Membership dues for the nonprofit, limited equity cooperative (this is a nominal fee, set by the cooperative Board. The recommended amount is around \$100-\$500 and can be

paid in full upon park purchase, with a joining fee of approximately \$5-\$20 paid up-front).

- Manufactured home improvements/replacements (residents are responsible for their own homes).
- Ongoing operations/maintenance of the park and debt service (mortgage payments for the park purchase) are covered by the homeowner's space rents.

Cooperative costs (via the financing packages):

- Infrastructure/site improvements (these will be built into pre-development expenses and covered by loans or possibly grants, if available).
- Pre-development/due diligence (i.e. site appraisal, environmental survey, engineers, architects, legal fees, technical assistance provider fees, etc.)
- Purchase price.
- Ongoing maintenance of the park (operating expenses via rents).

What if We Don't Have Experience Running a Manufactured Home Park?

CASA has the expertise to assist you every step of the way. We will provide technical assistance to help you organize your cooperative, establish bylaws and committees, secure the financing to purchase your community and build the skills and resources necessary to operate and maintain your community post-purchase. In certain cases, off-site property management services, as well as ongoing post-purchase technical assistance, will be included in your operating budget.

Who is CASA of Oregon?

The Community And Shelter Assistance Corporation (CASA of Oregon) was established in 1988, in response to the housing needs of Oregon families. A statewide organization, CASA of Oregon is a private, 501(c)3 non-profit community development corporation. The organization's primary mission is to develop housing, programs and facilities that improve the quality of life and self-sufficiency of low-income populations.

In 2006, CASA of Oregon expanded its programs to include the preservation of manufactured housing parks through the creation of resident-owned communities. Using a multi-faceted approach, CASA of Oregon's program focuses on policy issues, as well as on-the-ground technical assistance, in order to make resident ownership a viable option.

In May 2008, CASA of Oregon became one of nine Certified Technical Assistance Providers (CTAPs) under the national ROC USA™ network. ROC USA and its affiliate, the New Hampshire Community Loan Fund, are non-profits with over 25 years of experience combining expert technical assistance with specialized purchase financing for resident corporations. As a member of the ROC USA network, CASA of Oregon delivers pre- and post-purchase technical assistance and helps manufactured homeowners secure the financing needed to buy their communities and shape their economic futures through resident ownership. Participation in this network gives CASA of Oregon access to financial products, technical assistance trainings, and resources developed by experts from ROC USA and the New Hampshire Community Loan Fund.

What's in it for CASA of Oregon?

CASA of Oregon seeks to preserve affordable housing and create programs and facilities that improve the lives of those in need. While our manufactured housing program was established through start-up funds secured from private and public grants, the sustainability of our program depends on the collection of a nominal developer's fee and payment for post-purchase technical assistance provided to each resident cooperative. These fees are factored into the resident cooperative's budget for purchasing and operating their community. As a non-profit organization, CASA of Oregon only seeks to recover the costs of providing the services necessary to facilitate resident ownership of manufactured home communities.

Frequently Asked Questions

Q. Will we be able to purchase our park?

A. A park conversion into a resident-owned community may not always be feasible for every community. The timing may not be right, financing may not be available, the owner may not be willing to sell, or the purchase may not be affordable for residents. CASA can help you determine whether or not a park purchase might work for your community.

Q. How can we afford to buy our park?

A. The Cooperative borrows the money to purchase the park from financial institutions such as banks. Your combined rents pay the costs to operate the park, and make the mortgage payments on the park. An operating budget is prepared and engineering studies of the park are used to determine what you can afford. If you think the cost is too high, you don't have to buy it.

Q. Will our rents go up?

A. Depending on the purchase price, rents may have to increase a small amount to cover acquisition costs. However, residents vote on whether or not they're willing to raise the rents in order to purchase the park. CASA will create a budget that outlines all the costs to purchase and manage the park, including an estimate of a reasonable (and acceptable) increase in rent necessary to make it happen. If residents decide it's not worth it, they don't have to move forward. Remember, however, that if your park is sold to an investor, your rents may go up anyway, and in that case, you won't get to decide how much. Typically, rents remain stable and don't have to be increased every year as they might be in an investor-owned park that needs to make a profit. In some cases, cooperatives have been able to reduce their rents by improving efficiencies in operations.

Q. Who would collect the lot rent and pay the bills?

A. The elected Board of Directors will be responsible for collecting lot rents and paying the cooperative's bills. To accomplish this, they often decide to hire a property management company or employ an onsite property manager who works for the cooperative. Unusually large expenditures have to be approved by the entire membership.

Q. What does it cost to get things started?

A. There are some up-front costs: incorporating with the state (\$50) and a joining fee (around \$5-\$20), which is a portion of the total membership fee required from each

member. The membership fee, which is determined by the residents (usually around \$100-\$500), is not paid until the park is purchased and can be paid over time if the members so choose. Typically, the cooperative won't spend any of the collected joining fee, except to cover minor expenses, until park purchase and will try to refund all or most of it if there is no purchase.

Q. What are some other costs to consider if a park purchase moves forward?

A. If a park purchase seems feasible, residents would then sign a technical assistance (TA) contract with CASA (or another Certified Technical Assistance Provider) that would include a TA services fee to be paid upon successful park purchase, as well as retain an attorney for assistance with legal documents. In addition, a pre-development loan would need to be secured (with the help of your technical assistance provider) to cover pre-development costs such as appraisals, environmental reports, engineering and architectural services, etc.

Q. What is my personal risk to me after the co-op purchases the park?

A. Members of a cooperative are not personally liable for the cooperatives mortgages or other debts. The cooperative will also carry liability insurance.

Q. What charges are there if we own the park as a cooperative?

A. Each member household pays two charges. The first is the lot rent that is collected monthly to pay for operating expenses like taxes, insurance, trash collection, and the co-op's mortgage payments. The second charge is the one-time membership fee, and the amount is decided upon by the cooperative. When the membership fee is fully paid, the member only pays lot rent.

Q. What if you decide you do not want to become a member?

A. You may remain a tenant and pay rent to the cooperative. Since members pay membership fee and participate in the work of the cooperative, non-member tenants pay a somewhat higher rent (generally 10% to 25% higher) than members do.

Q. How is the cooperative different from a residents association?

A. A residents association is organized in a landlord-owned park to negotiate in response to rent increases, park maintenance issues, injustices, or to buy the park. A cooperative is a corporation organized for the purpose of owning and managing the park.

Q. I do not plan on living here forever. Can I move?

A. Yes. You can sell your house as you otherwise would. When you sell your home your membership certificate is bought back by the cooperative. The buyer of your home must become a member of the cooperative and purchase a membership certificate from the cooperative.

Q. How does the cooperative manage the park?

A. Management may be done on a voluntary basis using member time, with no cash expense to the cooperative. Members participate on either the Board of Directors or on one of the committees (Maintenance, Finance, Social, Membership, or Mediation) to manage the park. All members participate at membership meetings to make major decisions that affect the park. Some cooperative hire a bookkeeping service to collect the lot rents and make payments. Most cooperatives contract for trash and snow

removal. The larger ones hire office and maintenance staff, such as an onsite property manager.

Q. Are there any other resident-owned communities in Oregon?

A. As of 5/3/19, CASA has helped residents at 14 parks convert to resident ownership and are currently working on two additional conversions

If you'd like to learn more about those communities, please contact CASA and we'd be happy to put you in touch with residents who can share their experiences and answer questions.

A Cooperative Gives You Control

When residents form a cooperative, it is nonprofit. The main purpose of the cooperative is to keep housing affordable for the residents, so 100% of your rent goes back into the park.

Your Security: With the rise in land values, many parks are being dismantled to make room for more profitable ventures. Under state law, when a park owner wants to close a park and change its use, tenants must find another place for their home on a one year notice or lose the home. The high cost of land and restrictive zoning can make finding a place for a manufactured home nearly impossible. In a cooperative, once the residents own the land, no investor can sell it from under them.

Your Rent: Soaring land prices have resulted in increase rents. Each time a park is sold, the new landlord must pay off a larger mortgage, so it is no surprise that rents often go up after a sale. Unfortunately, there is no law in Oregon that limits the size or frequency of rent increases. However, if a cooperative buys the park, the land is taken off the real estate market and is not likely to be sold again.

Maintenance and Improvements: A quality park requires regular maintenance and improvements. When a landlord makes these decisions, the tenants' only involvement is paying the bill through rent increases. In a cooperative, the members decide what maintenance system to use and when to make improvements. Also, through their Operations or Maintenance Committee, they can do some of the work themselves and keep costs down.

Park Rules: Park rules impact your day-to-day life. When a landlord makes the rules, there is nothing tenants can do to change them unless a rule violates the law. Even then, the tenants may have to hire an attorney to get a legal rule changed. A landlord's rules often do not reflect the desires of the residents, but in a cooperative, the residents develop and vote on their own rules.

Manufactured Home Resident Owned Cooperatives (ROCs)

Cooperative Name	Horizon Homeowners Cooperative	Green Pastures Senior Cooperative	Saunders Creek Homeowners Cooperative	Vida Lea Community Cooperative	Clackamas River Village	West-Side Pines Cooperative
City/County/Year Preserved	McMinnville Yamhill 2008	Redmond Deschutes 2010	Gold Beach Curry 2011	Leaburg Lane 2012	Clackamas Clackamas 2012	Bend Deschutes 2013
Purchase Price	\$1,200,000	\$1,400,000	\$900,000	\$1,485,000	\$5,000,000	\$3,650,000
Capital Improvements	\$550,000	\$50,000	\$380,000	\$350,000	\$117,000	\$63,000
Number of Spaces	30	52	42	33	76	71
Lenders	CASA: \$750k OHCS: \$600k 2016 refinance NOAH: \$1.1 million CASA: \$100k	NOAH OAHTC: \$1.05M CASA: \$463k OHCS: \$100k	CASA: \$500k RCAC: \$265k OHCS Grant: \$600k	NOAH OAHTC: \$530k CASA: \$435k OHCS Grant: \$600K	ROC Capital: \$5.4M	NOAH OAHTC: \$2.6M CASA: \$639k OHCS Grant: \$600k City of Bend Grant: \$200k
Annual Incomes	81% under 40% AMI	83% under 60% AMI	80% under 80% AMI	98% under 80% AMI	66% under 80% AMI	65% under 80% AMI
Preservation Price per Space (w/o capital imp)	\$40,000	\$26,923	\$21,429	\$45,000	\$65,789	\$51,408
Rents	Increase of almost \$400 to \$600, now at \$400	Increase of \$50 to \$350	Range of \$260-\$300 Increase of \$7 for Single-wides (SW) and \$15 for Double-wides (DW).	RV: \$ 350 - \$375 SW: \$325 DW: \$415 - \$430 RV and SW: Increase of \$25, DW: Increase of \$35	Average rent of \$681 Original increase of \$100 - has since decreased by approx. \$20	Rents \$466
Representatives	Senate: Brian Boquist 503-986-1712 House: Ron Noble 503-986-1424 Congress: Suzanne Bonamici 503-469-6010	Senate: Tim Knopp 503-986-1727 House: Jack Zika 503-986-1453 Congress: Greg Walden 541-389-4408	Senate: Dallas Heard 503-986-1701 House: David Brock Smith 503-986-1401 Congress: Peter DeFazio 541-465-6732	Senate: Lee Beyer 503-986-1706 House: Marty Wilde 503-986-1411 Congress: Peter DeFazio 541-465-6732	Senate: Kathleen Taylor 503-986-1721 House: Karin A. Power 503-986-1439 Congress: Earl Blumenauer 503-231-2300	Senate: Tim Knopp 503-986-1727 House: Cheri Helt 503-986-1454 Congress: Greg Walden 541-389-4408

TOTAL SPACES PRESERVED TO DATE:

866

Manufactured Home Resident Owned Cooperatives

Cooperative Name	Bella Vista Estates Cooperative	Dexter Oaks Cooperative	Umpqua Ranch Cooperative	Two Rivers Homeowners' Cooperative	Shoreview Meadows Cooperative	Colorado Lake Cooperative
City/County/Year Preserved	Boardman Morrow 2014	Dexter Lane 2015	Idlelyld Park Douglas 2015	Gladstone Clackamas 2017 (permanent loan in process)	Cottage Grove Lane 2017	Corvallis Benton 2017
Purchase Price	\$3,150,000	\$1,300,000	\$5,225,210	\$8,750,000	\$1,350,000	\$2,100,000
Capital Improvements	\$118,000	\$16,000	\$2,000,000	\$2,669,024	\$80,000	\$0
Number of Spaces	127	39	110	142	23	45
Lenders	Banner OAHTC: \$2.3M CASA: \$500k RCAC: \$750k	OHCS GHAP Grant: \$1.56M CASA: \$175k	Banner OAHTC: \$2.52M OHCS GHAP Grant: \$2.503M CASA: \$225k	<u>Permanent Fin.</u> OHCS GHAP Grant: \$3.55M CASA: \$2.5M NOAH: \$3.8M NOAH OAHTC: \$3M	NOAH OAHTC: \$902k OHCS GHAP Grant: \$805k	<u>REFINANCE</u> NOAH: \$1.9M CASA: \$200k
Annual Incomes	79% under 80% AMI	60% under 80% AMI	65% under 80% AMI	65% under 80% AMI	50% Under 50% AMI 7% Under 35% AMI	70% under 80% AMI
Preservation Price per Space (w/o capital imp)	\$24,803	\$33,333	\$47,502	\$61,620	\$58,696	\$46,667
Rents	\$275 average \$25 Increase	\$285-\$325 \$30 Increase	\$345 \$10 Increase	\$520 - \$580 \$86 Increase	SW \$380 DW \$390 \$18 Increase	\$500
Representatives	Senate: Bill Hansell 503-986-1729 House: Greg Smith 503-986-1457 Congress: Greg Walden 541-389-4408	Senate: Floyd Prozanski 503-986-1704 House: Paul Holvey 503-986-1408 Congress: Peter DeFazio 541-465-6732	Senate: Floyd Prozanski 503-986-1704 House: Cedric Hayden 503-986-1407 Congress: Peter DeFazio 541-465-6732	Senate: Alan Olsen 503-986-1720 House: Mark Meek 503-986-1440 Congress: Kurt Schrader 503-588-9100	Senate: Floyd Prozanski 503-986-1704 House: Cedric Hayden 503-986-1407 Congress: Peter DeFazio 541-465-6732	Senate: Sara Gelsler 503-986-1708 House: Shelly Boshart Davis 503-986-1415 Congress: Peter DeFazio 541-465-6732

Manufactured Home Resident Owned Cooperatives (ROCs)

Cooperative Name	Elk Meadow Cooperative	Deer River Cooperative
City/County/Year Preserved	Warrenton Clatsop 2018	Clatskanie Columbia 2019
Purchase Price	\$1,700,000	\$1,700,000
Capital Improvements	\$521,300	\$150,000
Number of Spaces	37	39
Lenders	Permanent Fin OHCS GHAP Grant: \$1.295M CASA: \$385K NOAH OAHTC: \$1M	OHCS GHAP Grant: \$1.365M CASA: \$250k Banner OAHTC: \$1M
Annual Incomes	70% under 80% AMI	60% under 80% AMI
Preservation Price per Space (w/o capital imp)	\$45,946	\$43,590
Rents	\$400 \$13 Increase	\$370-410
Representatives	Senate: Betsy Johnson 503-986-1716 House: Tiffany Mitchell 503-986-1432 Congress: Suzanne Bonamici 503-469-6010	Senate: Betsy Johnson 503-986-1716 House: Brad Witt 503-986-1431 Congress: Suzanne Bonamici 503-469-6010



PLANNING & DEVELOPMENT SERVICES
375 West 4th Ave., Ste 204
P.O. Box 50721
Eugene, OR 97405
Office phone: 541-514-1029
teresa@bishowconsulting.com

May 21, 2019

Springfield Planning Commission
225 Fifth Street
Springfield, OR 97477

RE: URBAN TRANSITIONS, LLC PLAN AMENDMENT & ZONE CHANGE

The letter is written on behalf of Urban Transitions, LLC regarding city cases 811-19-000065-TYP4 and 811-19-000066-TYP3.

SINGLE-FAMILY SUBDIVISION or MIXED USE

The proposed plan amendments and zone change present a clear policy choice for the city. In the future, does the city want the land to be developed as a new single-family subdivision or a mixed use area?

When the mobile home park is redeveloped, does the city want to see new low-density residential uses or a mix of uses that will stimulate job growth, support the hospitality industry, and provide new diverse housing options?

The city's decision regarding the pending applications – whether to approve or deny - will not alter the property owner's decision to redevelop the site within ten years. The city's decision only impacts the type of new development that will occur.

COMPLIANCE WITH APPROVAL CRITERIA

The city staff report included in the May 7th agenda packet, provides legally defensible findings in support of the city approving the requested plan amendments and zone change.

The city's approval of the plan designation change and rezoning will not change the terms of existing rental agreements and will not constitute a park closure notice.

SURVEY MAP

The applicant recently obtained a survey of the subject property. Please see the attached Exhibit G – Survey Map that is referred to in the applicant's written narrative.

In closing, we believe there is compelling evidence to support approval of the pending applications.

Sincerely,

Teresa Bishow

Teresa Bishow, AICP

ATTACHMENT:

Exhibit G – Survey Map

To: City of Springfield Planning Commission
Attn: Michael Koivula, Chair, mkoivula@springfield-or.gov

From: Kristin O'Driscoll, resident of The Patrician MHP

Date: May 24, 2019

Re: Patrician Mobile Home Park Planning Case 811-19-000065-TYP4

As a resident of the Patrician, I am submitting this written testimony in response to the application submitted to the City by Urban Transitions LLC seeking to amend the Metro Plan and the Gateway Refinement Plan for our park from Low Density Residential (LDR) to Mixed Use Commercial (MUC). This is a specific response to the final rebuttal by the applicant's consultant, Teresa Bishow, about the true choices that face the City of Springfield.

Ms. Bishow addressed the Planning Commission after the public testimony was complete. In her rebuttal, she encouraged the commissioners to view their decision through the lens of the long-term vision for this area of the City. The two "visions" that she laid out for the commissioners were single family residential or some form of commercial. The continued existence of Patrician MHP was not part of that future vision, and she went so far as to say that the park *would* be developed irrespective of the City's decision, therefore the true question was which of the two types of development the City preferred.

Her statement implied that all of the preceding public testimony was irrelevant. It also seemed deceptive because the City's final decision has the potential of two vastly different market values for our park, which will surely impact Mr. Boyles' future decisions. Mr. Boyles **needs** this rezoning to recoup the profits that he expected from his deal with the City more than a decade ago. Our residents **need** the protections that appear to exist in the City's Metro Plan and its Gateway Refinement Plan.

Ms. Bishow's assurance that the park will still be developed even if there is no zoning change appears questionable. There is no reason to assume that Mr. Boyles would develop this park if the rezoning application were to be denied. He has a cash cow at present, with monthly space rents providing reliable income. Closing the park to develop it into single family homes would come with its own set of financial challenges, and there is no guarantee that he would choose to develop under those more restrictive financial circumstances.

But we definitely know from his mid-March letter that Mr. Boyles **will** develop this park if the zoning application is approved. The result of rezoning would be an immediate increase in our park's market value, allowing him to quickly secure bank financing for a sizeable commercial project.

We ask you to remember that Mr. Boyles' land use attorney was sitting by Ms. Bishow's side throughout this hearing, and her final rebuttal was likely coached. We also ask you to reject the rezoning application based on the merit of opposition testimony and the inconsistencies within the application itself (identified in detail in other written testimony).

Thank you for your consideration.

May 26, 2019

To: Andy Limbird, Springfield City Planner

RE: The Rezoning/redevelopment of The Patrician Mobile Home Park

My daughter and I moved into the Patrician October 2018 after signing a 20 year mortgage. About 6 months later the letter arrived regarding rezoning and ultimately redeveloping. This is one of those situations where you think "how can this happen?" but *it is happening* and it is happening across the nation. I strongly recommend Googling "Ted Talks Mobile Homes" presented by sociologist, Esther Sullivan for a 15 minute "101" regarding how mobile home parks are being bought and redeveloped at the expense of not only the residents, but the impact on the surrounding community and the environment. We are in an **affordable home crisis**. As Esther Sullivan and many Springfield citizens pointed out, "Mobile Home" is a misnomer. It is a manufactured home that is transported, installed on land, and like any other home, settles; it is not an RV or camper.

Mobile homes have historically provided affordable housing from families with children to adult community parks. "Owning" your own home brings stability.

Bringing it back to Springfield, how is it possible, that while the need for affordable housing is addressed in the "Springfield 2030" plan, the rezoning and inevitable redevelopment of the The Patrician, will uproot 130 seniors that will live, where? Is that how affordable housing is addressed? Recognizing the need for affordable housing as part of Springfield 2030 plan, while simultaneously taking it away? That doesn't make sense to me. Can you imagine the impact on the mental and physical health of the residents, aged up to 90 years old, veterans and folks of varying disabilities, losing their social supports and how this will impact social services in our community? Can you imagine how it would feel to turn your back, and just walk away, abandoning your home?

To the City of Springfield, if this rezoning/redevelopment is allowed to move forward, uprooting 130 seniors, shame on you for turning your back on this vulnerable population.

Susan A. Stoltenborg
3530 East Game Farm Rd Space 2
Springfield, OR 97477

Jay McClain
2830 Harris St.
Eugene, OR, 97405

EUGENE OR 974

24 MAY 2019 PM 4:1



Planning Commission & City Council
225 Fifth St.
Springfield, OR 97477

97477-467199



RECEIVED
MAY 29 2019
City of Springfield
City Recorder

Received @ approx. 3:40pm
FOR

May 23, 2019

Dear Planning Commission & City Council —
Please show some love. Please do what you can
legally to protect the 130 seniors at Patrician Mobile
Home Park. They need to keep their home locations in
the Park. Retirees should not have to face
becoming homeless especially when it is no fault
of their own.

Sincerely,
Jay McClain

Date Received: 5/28/2019 541-912-8865
Planner: AL

Dear Planning Commissioners,

My name is Kris McAlister, and I reside at 1909 12th St, Springfield, Oregon.

I am writing you to express my concern on the rezoning of 3522 & 3530 Game Farm Road, Springfield.

Whereas I recognize the rights of the property owner; the permitted and stated use for the property; and the limited options for redress of the current residents;

I would like to ask you all to please consider the relative duplication of the community as it currently is populated, in a time, place, or manner that is conducive to maintaining affordable housing and sustaining the hometown feel that our city prides itself on.

The irony is not lost to me, that we are speaking about a landowner affecting the lives of their tenants, for a financial boon with their own land, on a site called the Patrician.

The average recipient on fixed income ranges from \$791-1,200 a month, from the persons I have worked with, in the area in question. The cost of utilities and local fees for infrastructure are part of the affordability and legal residency considerations of our housing regulations, which are not often considered by market analysts when talking about available housing. I reference Maps 2 & 5, when pointing out that these residents reside in a low density area, and is one of the few parks to not be fully in the lowest value areas of our town.

To pick up and relocate this population, expecting reasonable adjustment and ease, is not founded in any experience I have seen locally. Beyond accounting for the average age of the residents, the propensity for additional accommodation needed, and the cost to relocate and move, it could be more burdensome and create a public health issue, should the deemed accessible and affordable options be under-realized. Even with advanced notice, participating in strategies such as joining the coordinated waiting lists; the vacancy rate in our county is a middle and upper class market, and low income options are waiting for deaths or economic malady to create openings in our current inventory.

As the city's role does not require action, other than to insure the proper capacity, I am at a loss for the commission to say no, but would hope that the inventory would be maintained by either carving out the appropriate number of sites to relocate those who are unable to move to an equivalent setup as they are currently residing, or attaching a recommendation that the city add protective language that would preserve residency capacity of its elders and disabled, when addressing rezoning.

The recent efforts on the state level do very little to help people in the lower income sphere, and affordability is not fixed to the real incomes of the community, but rather the ratio of rent to desired tenants. It is because of this, that I have little faith in the housing need forecasts that make up parts of our plan. Hundreds of Springfielders are not accounted for, in their financial and housing realities, on our planning scope, due to the systems not being crafted with their outcomes and needs in mind. This unfortunate situation, is just the tip of an impending issue that will take more than a hearing here, or rent control there, to fix.

I fear many of the sick and elderly who are in inadequate and subpar housing at the moment, in our city limits and UGB, will not live to see the improved consideration of affordable housing and life quality professed, in the community efforts of today. These folks at least have something they can try to hold on to.

I would ask the owner, Mr. Boyles, to be open to non-conforming use, and working with the tenants for a long term solution that could fit with his plan, if the rezone is approved.

Please accept this to the record, and thank you for your service.

Kris McAlister

To: City of Springfield Planning Commission
City of Springfield City Council
Department of Public Works

From: Patrician Residents Jo Manning, Joelle Sherman, Kris O'Driscoll, Susan Stoltenborg, Rita Baird

Date: May 28, 2019

Re: ADDITIONAL Testimony
Patrician Mobile Home Park Planning Case 811-19-000065-TYP4

As residents of the Patrician, we would like to provide ADDITIONAL testimony in response to the application submitted to the City by Urban Transitions LLC seeking to amend the Metro Plan and the Gateway Refinement Plan from Low Density Residential (LDR) to Mixed Use Commercial (MUC). The approval of the proposed change would undermine many of the goals Springfield is trying to achieve to meet the housing needs of ALL of its citizens. Additionally, there are questions that demand answers before a final decision is made.

GOAL 10 – Cities must have plans that encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.

We ask that the city provide findings that demonstrate minimal impact on low income households before a decision can be made. In addition, we would urge the PC to require the City to produce an inventory report to show there are feasible alternative options at different income levels for Patrician residents.

The 2011 Springfield Residential Land and Housing Needs Analysis (RLANA), states that Springfield will need to provide 3,552 dwelling units of single-family types. According to the Oregon Housing Community Services, there are significant deficits of affordable housing for people at lower income levels. Is there an updated version of these statistics and how would dissolving an existing park with 130 residents impact these statistics?

For households below 50% AMI (Average Monthly Income), there is a shortage of 17,595 units in Lane County. Eliminating the Patrician MHP without replacement will increase this number. According to Springfield's Housing Needs Analysis or households with AMI's between 30-50%, manufactured homes in parks is the ONLY affordable housing type for homeownership.

Residents of the Patrician will not be able to find a living situation comparable with what we currently have. Over 55+ MHP homes listed for sale in Springfield/Eugene range in price from 54,900 for a 1979, 2 bed, 2 bath, to \$159,000 for a 1996, 3 bed, 2 bath and \$135,900 for a 2018, 3 bed, 2 bath home. The park rents range from \$525 to \$658 per month without utilities.

We cannot afford to purchase land and buy a new home because most of us invested our life savings into our forever homes which are now worthless. This forces us to start over - in our retirement. Are we supposed to go back into the workforce in our 60s, 70s, 80s and 90s and work minimum wage jobs to try and maintain a new residence that we didn't want to move to in the first place? The housing that Mr. Boyles may build will not be affordable for most of us because of our fixed incomes. There are other

mobile home parks, but with waiting lists of up to two years to get into if we could even afford to buy a home in. Many have already invested in a home with whatever savings we had.

METRO PLAN - Residential Land Use and Housing Element

Provide viable residential communities so all residents can choose sound, affordable housing that meets individual needs. Nothing in the Metro Plan suggests that this be accomplished by eliminating existing affordable housing in established neighborhoods especially those with access to services.

Policy A.20 Encourage home ownership of all housing types, particularly for low-income households. Changing the land use designation to mixed use/commercial is in conflict with Policy A.20, which states As demonstrated in the RLANA, the only housing type that is possible for home ownership for households below 50% of AMI is mobile homes. Eliminating these homes will reduce homeownership opportunities and discourage others at low income levels from purchasing mobile homes in Springfield in the future.

Affordable, Special Need, and Fair Housing This section of the Metro Plan acknowledges the housing problems experienced by special needs populations, which includes elderly and disabled. Many of us are at a monetary disadvantage in addition to being elderly, disabled and dying – literally. We live from social security check to social security check and many would not eat if not for food stamps and other public assistance programs. We have already heard stories of some who will be forced into homelessness and they are experiencing stress-related illness and hopelessness.

THE SPRINGFIELD 2030 REFINEMENT PLAN– Residential Land Use and Housing Element

HG-2 Foster Housing Choice and Affordability - to provide a range of housing choices for people of all income and household types. Availability of affordable housing choices for different household types is a key component of a livable community. The owner’s intent to develop this park into a conference center/hospitality/tourist attraction is opposed to Policy H-10 and since development would eliminate affordable housing options, his intent is also inconsistent with HG-2.

Policy H-10 encourages the development of affordable housing in locations with transit, employment, shopping, health care, recreational services. Where in the application does the applicant mention an interest in creating housing, let alone affordable housing? Is his only plan in making money without consideration for the well-being of the current residents and their needs?

HG-3 To minimize displacement of low-income residents as neighborhoods develop. Your approval of rezoning will cause ALL of us to abandon our homes and leave us with 0 value for our investments. There is no mention of affordable housing for lower income levels in the application for rezoning. To get into another park, we would need 3x the space rent to qualify and monthly rent is supposed to be one-third of income. Who are we kidding? Many will not qualify.

Policy H-10.3 The City must continue to develop strategies to repair, preserve and improve the existing supply of affordable housing and enhance existing affordable neighborhoods. Bulldozing 13 acres and 75+ affordable houses eliminates an entire existing neighborhood that meets this criteria –This is not a trailer park where homes are dilapidated and beyond repair. We take care of our investments. How does this meet your strategies?

Policy H-2 To protect and enhance existing single-family neighborhoods

We are currently near shopping, a hospital, a memory center and there will soon be an assisted living center built within a block of our 55+ park. Why would you want to approve of a convention center or trendy housing/shopping redevelopment in this area? It makes no sense. We have everything we need including beautiful old trees, a large variety of local birds, gardens and accessible transportation to local shopping. Springfield is in a network of age-friendly communities and has no draw for tourists unless they want to watch elders with oxygen tubes make their way in ambulances, wheelchairs and walkers to the hospital. Why not let us grow old in a place where we feel safe or extend a helping hand above and beyond the monies currently offered?

GATEWAY REFINEMENT PLAN GOAL 5 1.0 of the Policies and Implementation Actions is about maintaining and enhancing the livability of existing area neighborhoods. A change in land use/zoning that eliminates our neighborhood is contradictory with this goal. There is no replacement for our neighborhood.

HOUSING AND URBAN DEVELOPMENT FUNDS Springfield uses Federal Community Development Block Grant (CDBG) funds and HOME Investment Partnership Program funds from HUD to assist with affordable housing development, housing-related services, neighborhood revitalization, public improvements and downtown redevelopment. The primary purpose IS TO BENEFIT LOW AND MODERATE INCOME PERSONS and to meet an URGENT need posing a serious and immediate threat to the health or welfare of the community where other resources are not available.

WE NEED ANSWERS We ask the city of Springfield to:

1. Provide findings to demonstrate minimal impact on low income households before a decision to rezone is considered.
2. Produce an inventory to show there are feasible alternative options at different income levels for Patrician residents.
3. Regarding how many homes are built on developed land through redevelopment, we want to know what that really means. How many had existing neighborhoods that were demolished and inhabitants displaced?
4. Include conditions of approval to compensate residents for their homes above and beyond the current amount(s). We urge the Planning Commission/City Council to require the City to adopt findings that prove the required payment is “roughly proportional to the impact of the plan amendment and zone change” as part of this application and evaluation process.

SURVEY TO DETERMINE NUMBER OF LOW-INCOME RESIDENTS At the public hearing on May 21, questions were raised about how the City would assist low-income residents at the Patrician if the park were to close while those residents were still on a long waiting list for low income housing. Commissioners themselves wanted to know more about the low-income issue, and how many Patrician residents might be in that category.

Potential low-income status of individuals within our park is a private matter. Whatever financial information exists with property management becomes inaccurate at the first household death and/or space rent increase. Therefore, we undertook a last-minute anonymous income survey of all residents of the Patrician over the Memorial Day weekend.

See Appendix A for the survey to which residents responded.

Appendix B shows the results. Of 79 manufactured home households, we had 28 responses. The Appendix B chart draws income level data from Lane County, and the responses of our residents is color coded. The striking result is that 22 of the 28 responses (79%) fall into the Low Income, Very Low Income, or Extremely Low-Income categories. Of the seven respondents with higher incomes, one of the 1-person households volunteered additional information [that he/she wished they could help (with what we are doing), and that he/she is financially assisting three other households in the park]. This is certainly an unexpected demonstration of "community."

An additional financial stress component shown in Appendix B is that most of the people who are revealing their income levels are clearly relying on Social Security alone. The first death that occurs in a 2-person household is statistically likely to be the husband. This financial dynamic then catapults the surviving wife from a Low-Income category into a Very Low Income or Extremely Low-Income category.

The Patrician offers affordable housing to many, including those who are frugal but not necessarily needy. What our survey demonstrates is that while the Patrician represents affordable housing, it does so primarily for those who ARE needy, are at the very lowest income levels, and are the most threatened by the slightest change in their circumstances.

We urge you, as public servants, to deny the rezoning of the Patrician MHP because rezoning is in direct conflict with the plans already in place by the City of Springfield as we have detailed above.

Thank you for your consideration.

Attachments:

Appendix A – Anonymous Income Survey form

Appendix B – Results of Anonymous Income Survey

Do YOU Want an Easy Way to HELP?

Dear Fellow Residents of Patrician Mobile Home Park:

At the last Planning Commission Public Hearing, several people offered opposition testimony about the impact on **low income households** (as distinct from those seeking "affordable housing"). The question was asked, "What assistance would the City provide to low income residents if the park closed while those residents were still on waiting lists for low income housing?" More than one commissioner was concerned about that issue. The term "low income" varies in meaning depending on the service being sought. Income is confidential information, and no one knows what anyone else's income is, including the Patrician management. Specifically, no one knows how many of our residents might currently fall into the "low income" category due to household changes. This information could be very important as it might motivate the Planning Commission to consider this before making their decision.

Would you be willing to participate in an **anonymous survey** to help us all save our homes? If yes, check the correct box below on the survey. On a separate piece of paper, please write your space number. Please return both sheets to the O'Driscolls, Space 18. There will be a bucket with a slot in the lid, labeled "Anonymous Survey", near our back door hand rail. Please put both sheets in the labeled container. This will allow us to know who participated, but maintain everyone's privacy. If you can't get to Space 18 with the completed survey, call Jo Manning or Joelle Sherman for assistance. Thank you!

ANONYMOUS INCOME SURVEY:

My total household monthly income is:

- Between \$1,000 and \$1,200, for _____ people
- Between \$1,201 and \$1,400, for _____ people
- Between \$1,401 and \$1,600, for _____ people
- Between \$1,601 and \$1,800, for _____ people
- Between \$1,801 and \$2,000, for _____ people
- Between \$2,001 and \$2,200, for _____ people
- Between \$2,201 and \$2,400, for _____ people
- Between \$2,401 and \$2,600, for _____ people
- Between \$2,601 and \$2,800, for _____ people
- Between \$2,801 and \$3,000, for _____ people
- Over \$3,000, for _____ people

Please return the survey by Monday,
as we have a Tuesday deadline to submit information to the City

