

COMPREHENSIVE PLAN AMENDMENT APPLICATION
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF COLLEGE PLACE
625 S College Ave, College Place, WA 99324
509-394-8524

Please return the completed application, supplemental questionnaire, and environmental checklist to planbuild@cpwa.us. Upon receipt of your application your project will be billed in accordance with the most recently adopted fee resolution. Proof of a nonprofit 501 (c) 3 status must be submitted by private nonprofit organization with his application if the nonprofit applicant is to qualify for fee waiver.

APPLICANT NAME: Affordable Housing Implementation Task Force Local Policies Subcommittee

MAILING ADDRESS: P.O. Box 2936, Walla Walla, WA 99362

PHONE: (509) 730-3312

EMAIL: relfenbein@wwcommunitycouncil.org

IF MAP AMENDMENT, SITE ADDRESS AND GENERAL LOCATION:

REQUIRED DOCUMENTS:

☒ APPLICATION & NARRATIVE RESPONSE TO THE QUESTIONS BELOW

☐ SEPA ENVIRONMENTAL CHECKLIST AND FEES

☐ SITE PLAN OF THE SUBJECT PROPERTY, IF A MAP AMENDMENT, INCLUDING EXISTING DEVELOPMENT AND PROPOSED DEVELOPMENT, IF ANY.

☐ TITLE REPORT – IF A MAP AMENDMENT

☐ ANY OTHER INFORMATION DETERMINED NECESSARY BY THE DIRECTOR TO ADEQUATELY REVIEW THE PROPOSAL

In a separate document, answer and explain the following:

1. What is the requested amendment? (Please be specific)
2. If your request involves amending the Land Use Element Map, please give a general location and include a copy of the Land Use Map showing the area to be changed.
3. What is the purpose of the proposed amendment?
4. How will the proposed amendment benefit the community as a whole
5. Please list all Policies and Goals which are affected by your proposed amendment.
3. Please list any studies that will support your request and provide electronic copies in PDF format.
7. Please list and include any other substantiated information felt necessary to adequately show the City that the requested amendment should be made.

I, the undersigned, do hereby certify that, to the best of my knowledge, the information on this application and other submitted information is true and correct. In addition, I understand that acceptance of this application and fees do not constitute submittal of a valid application until so informed by the City Administrator.

Applicant's Signature  Date 4/28/2021



**Affordable Housing Implementation Task Force
Local Policies & Regulation Subcommittee
Proposed Amendments to the City of College Place's Comprehensive Plan
April 2021**

The Affordable Housing Implementation Task Force Local Policies and Regulations Subcommittee is pleased to submit a number of proposals to amend the City of College Place's Comprehensive Plan in order to broaden and deepen the city's commitment to supporting affordable housing. Below, proposed amendments to the comprehensive plan are underlined. The rationale for the proposed amendments is explained beneath each proposed amendment.

HOUSING POLICY 7: Support the inclusion of low and moderate-income housing units in larger scale residential developments. Develop incentives for low- and moderate-income housing units in larger scale residential developments.

Rationale: Incentives that address the cost of development, such as density, setbacks, parking, pre-approved design plans, development review process, and development fees, may help to promote construction of units for low- and moderate-income community members who would otherwise be unable to afford housing. Put differently, without development incentives and financial incentives, developers may be unlikely to produce housing that is affordable to low- and moderate-income households.

HOUSING POLICY 14: The city will develop strategies and incentives that will encourage manufactured home parks to remain a source of affordable housing.

- a. Establish a manufactured home park zoning ordinance in areas where manufactured home parks already exist. Allow for applications of new manufactured home parks and their inclusion within manufactured home park zoning.
- b. Manufactured home park zoning must include a requirement that residents be given sufficient advance notice of any petition for zoning changes or variances by park owners.
- c. Consider resident opportunity to purchase laws and other mechanisms that give residents sufficient notice and time to organize as a tenants' committee, homeowners association, or co-operative and notify the owner of their intent to purchase a manufactured home park that is up for sale.
- d. Establish conditions for addressing the closure of manufactured home parks, including a resident relocation plan.

Rationale: Preserving existing housing is the most cost-effective way of supporting affordable housing, and often the most affordable non-subsidized homes are manufactured homes. Manufactured home parks are particularly vulnerable to redevelopment pressures, as land values increase in College Place.

Manufactured home park zoning helps preserve existing affordable housing, while granting residents a measure of security that the land where they live will continue to site their manufactured homes.

Ordinances that place conditions on manufactured home park closure can stipulate that before the city approves a zoning change that will result in a park closure, the park owner must address relocation issues, such as:

- Present a relocation plan showing nearby communities where residents can move their homes;
- Move the residents' homes and pay for the disposal of homes that cannot be moved;
- Pay residents' relocation expenses;
- Compensate homeowners for the value of homes that cannot be moved; and
- Allow the residents the opportunity to match the sales price, if the community is being sold to a developer. A requirement of a resident opportunity to purchase could be built into the zoning change.

Because most manufactured homeowners are low-income, moderate-income, or fixed-income retired community members, many cannot afford to move their homes if the parks where they live were to close. Other manufactured home parks in our region are fully occupied or almost at full capacity; they therefore do not have the space to accommodate new residents if parks in College Place were to close. In addition, insufficient alternative affordable housing exists in our region to house manufactured home park residents if the parks where they live were to close.

NEW POLICY: The city will prioritize the preservation of existing affordable housing, including government-supported housing and manufactured housing.

Preserving existing housing is the most cost effective way of supporting affordable housing. In addition, as land values increase in College Place, existing affordable housing may face redevelopment pressures, which could displace low-income residents. Maintaining the quality of life for residents entails enabling them to stay safely and affordably housed.

NEW POLICY: Support strategies that minimize displacement of low-income community members. Policies enacted to create more housing through redevelopment will include measures that mitigate against the displacement of low- and moderate-income community members. The City will refer to the Walla Walla Housing Action Plan Task 4 Anti-Displacement Best Practices memo to mitigate against potential displacement through redevelopment.

Rationale: Public and private investments in the property market in College Place could threaten to displace low-income residents through redevelopment and/or increased housing costs. It is important that low-income residents are able to stay safely and affordably housed, as investments are made that improve their neighborhoods and increase land values.

Certain neighborhoods are at greater risk for redevelopment because they have relatively low assessed values. Those neighborhoods are often home to vulnerable populations, defined here as a high

proportion of renters, racial and ethnic minorities, low-income households, people with disabilities, and households with low levels of educational attainment. Vulnerable populations in areas with low assessed values are at risk of displacement through redevelopment and increased land values. When jurisdictions recognize this threat, they can develop policies and programs that protect vulnerable populations from becoming displaced. Failure to do so increases housing insecurity and can contribute to homelessness.