



Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

Manufactured Dwelling Park Affordable Housing Bonus

PHAC Presentation

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Background

New Zoning Designation: Residential Manufactured Dwelling Park (RMP)

- Restricts use of properties as only Manufactured Dwelling Parks (MDPs).
- Bonus opportunity for MDPs with 50% of the units affordable:
 - Up to 50% bonus density available
 - PHB determines eligibility
 - BDS calculates, applies and tracks
 - PHB monitors compliance

Potential Impact



Total sites in Portland

- 56 sites within the new RMP zone.



Density available

- 44 sites have capacity to increase density.
- Only 9 have 100+ spaces for onsite development or transfer.

Program Requirements

PHB code and administrative rules

- Rent levels include space rent, unit rent and other mandatory expenses (i.e. utilities).
- If tenant pays only space rent, rent cap is 50% of normal 2-bedroom rent.

Example: 2018 Maximum Monthly Rent Including Utilities at 60% MFI

Bedrooms	Rent
One	\$916
Two	\$1,099
Three	1,270

Space Rent Only
\$550

Program Requirements (continued)

PHB code and administrative rules

- 99-year affordability
- Annual reporting to PHB
- Penalties apply for non-compliance - \$24 per square foot of the total spaces on site

Next Steps

PHB code and administrative rules

- Review feedback
- Final approval at City Council
- Director has ability to make further rule changes following PHB's rule-making process