

Mobile Home Parks

Neighborhoods and Livability

May 15, 2017



Presented by: Michael Shannon, P.E., CBO, Interim Director

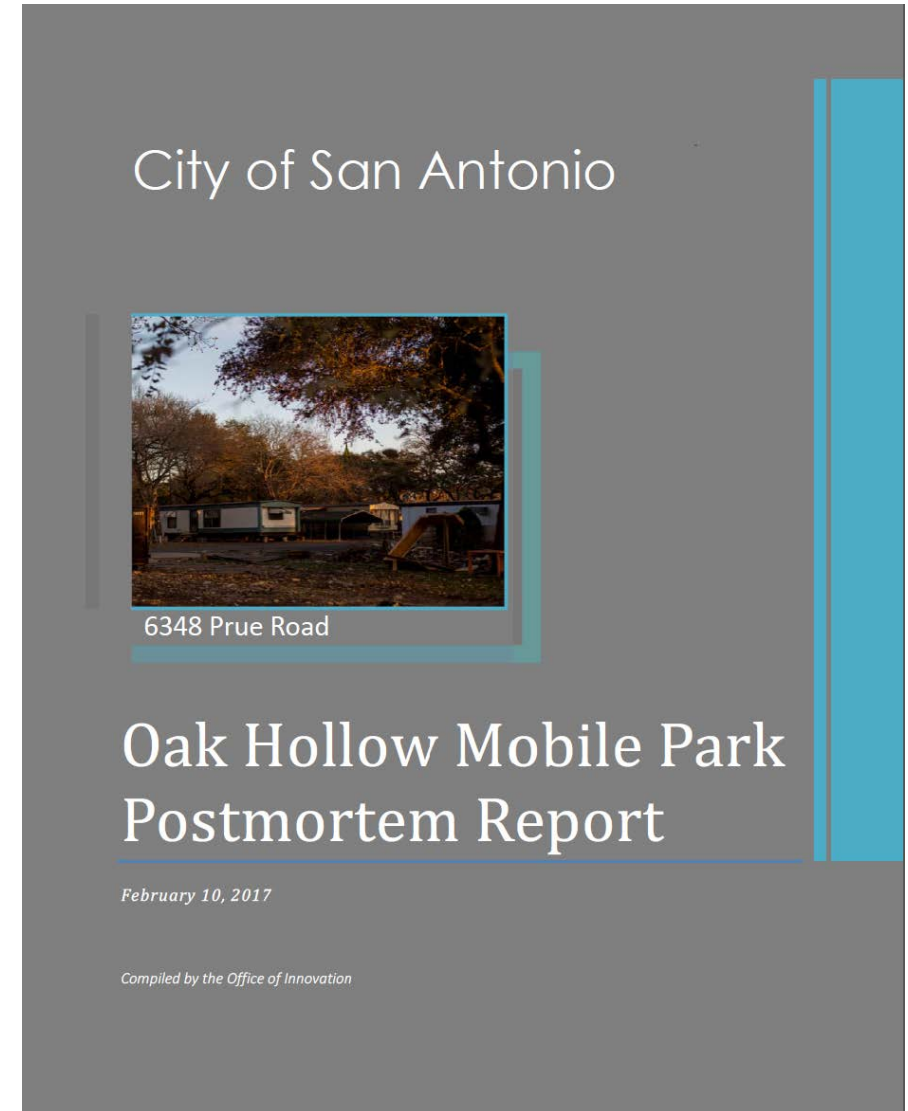
Agenda

- Background
- Current Process
- Proposed Process
- Timeline
- Recommendation



Background

- Recent cases in Mobile Home Parks with severe health and safety issues:
 - May result in re-location of residents
 - Addressed on a “reactive” basis
- Postmortem report for Oak Hollow
 - Calls for proactive inspections
- Per Metro Health data:
 - 103 registered mobile home parks
 - Nearly 7,000 lots



Current Process

- Under Chapter 18, Mobile Home Parks are required to:
 - Register with the Department of Health
 - Subject to inspection
 - \$35 annual fee, paid by park owner for all useable lots (occupied or not)
- Current model **does not** include proactive or routine inspections

ISSUE:

Park owners do not
always address
property
maintenance issues

Proposed Process

- Amend City Code Chapter 18 to include Code Enforcement inspections and registration
 - Regular proactive inspections for:
 - Density of mobile homes
 - Electrical, sewer, and water connections with proper permits
 - Compliance with City's Property Maintenance Code
 - Dedicated Code Enforcement staff (1)
 - Anticipate that registration cost may increase per lot



Timeline

2016

- Oak Hollow Mobile Home Park code issues reported

2017 - 2018

- Feb. 10 – Post-mortem report for the Oak Hollow Mobile Home Park
- May 15 – Meet with Neighborhoods & Livability Committee
- TBD – Meet with Stakeholders such as property owners, mobile park communities
- TBD – Meet with Neighborhoods & Livability Committee
- TBD – Council Consideration

Recommendation

- Staff recommends committee approval for City staff to begin meeting with impacted stakeholders to develop appropriate amendments to City Code Chapter 18 – Mobile Living Parks



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