

**SB**

**6**



*Withdrawn*

22-LS0216U  
Kurtz  
4/26/02

**HOUSE CS FOR CS FOR SENATE BILL NO. 6(JUD)**  
**IN THE LEGISLATURE OF THE STATE OF ALASKA**  
**TWENTY-SECOND LEGISLATURE - SECOND SESSION**

**BY THE HOUSE JUDICIARY COMMITTEE**

**Offered:**  
**Referred:**

**Sponsor(s): SENATORS ELLIS, Davis**

**REPRESENTATIVES Guesc, Croft, Murkowski**

**A BILL**

**FOR AN ACT ENTITLED**

1 **"An Act relating to required notice of eviction to mobile home park dwellers and**  
2 **tenants before redevelopment of the park."**

3 **BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:**

4 **\* Section 1. AS 34.03.225(a) is amended to read:**

5 (a) A mobile home park operator may evict a mobile home or a mobile home  
6 park dweller or tenant only for one of the following reasons:

7 (1) the mobile home dweller or tenant has defaulted in the payment of  
8 rent owed;

9 (2) the mobile home dweller or tenant has been convicted of violating  
10 a federal or state law or local ordinance, and that violation is continuing and is  
11 detrimental to the health, safety, or welfare of other dwellers or tenants in the mobile  
12 home park;

1 (3) the mobile home dweller or tenant has violated a provision,  
2 enforceable under AS 34.03.130, of the rental agreement or lease signed by both  
3 parties and not prohibited by law including rent and the terms of agreement; and

4 (4) a change in the use of the land comprising the mobile home park,  
5 or the portion of it on which the mobile home to be evicted is located; however, all  
6 dwellers or tenants so affected by a change in land use shall be given at least 180 days'  
7 notice, or longer if a longer notice period is provided in a valid lease or required by a  
8 municipality; a dweller or tenant so affected by a change in land use shall be  
9 given a quit date not earlier than May 1 and not later than October 15; a  
10 municipality may establish a mobile home relocation fund and require that a  
11 dweller or tenant so affected by a change in land use be given a longer notice  
12 period or compensated from the fund for the cost of disconnecting, relocating,  
13 and reestablishing the dweller's or tenant's mobile home.

22-LS0216\W  
Kirtz  
2/11/02

ADOPTED  
2-13-02

HOUSE CS FOR CS FOR SENATE BILL NO. 6( )  
IN THE LEGISLATURE OF THE STATE OF ALASKA  
TWENTY-SECOND LEGISLATURE - SECOND SESSION

BY

Offered:  
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(3) the mobile home dweller or tenant has violated a provision, enforceable under AS 34.03.130, of the rental agreement or lease signed by both parties and not prohibited by law including rent and the terms of agreement; and

(4) a change in the use of the land comprising the mobile home park, or the portion of it on which the mobile home to be evicted is located; however, all dwellers or tenants so affected by a change in land use shall be given at least 270 [180] days' notice, or longer if a longer notice period is provided in a valid lease or required by a municipality; a dweller or tenant so affected by a change in land use shall be given a quit date not earlier than May 1 and not later than October 15; a municipality may establish a mobile home relocation fund and require that a dweller or tenant so affected by a change in land use be given a longer notice period or compensated from the fund for the cost of disconnecting, relocating, and reestablishing the dweller's or tenant's mobile home.

*Coghill  
Withdrawn  
for now  
2-13-02*

*Conceptual  
Amendment #1 = back to 180 days*

# LEGAL SERVICES

DIVISION OF LEGAL AND RESEARCH SERVICES  
LEGISLATIVE AFFAIRS AGENCY  
STATE OF ALASKA

(907) 465-3867 or 465-2450  
FAX (907) 465-2029  
Mail Stop 3101

State Capitol  
Juneau, Alaska 99801-1182  
Deliveries to: 129 6th St., Rm. 329

## MEMORANDUM

February 11, 2002

**SUBJECT:** Eviction of Mobile Home Park Dwellers Before Redevelopment  
(Work Order No. 22-LS0216\W)

**TO:** Senator Johnny Ellis  
Attn: Tyson Fick

**FROM:** Kathryn L. Kurtz <sup>KK</sup>  
Legislative Counsel

You have requested a sectional summary of the above-described bill.

As a preliminary matter, note that a sectional summary of a bill should not be considered an authoritative interpretation of the bill and the bill itself is the best statement of its contents. If you would like an interpretation of the bill as it may apply to a particular set of circumstances, please advise.

This bill requires that mobile home park dwellers and tenants being evicted due to a change in use of land be given 270 days notice, and a quit date between May 1 and October 15. It also specifies that municipalities may establish a relocation fund, and may require that affected dwellers and tenants be given a longer notice period or compensated from the fund.

KLK:med  
02-134.med



# Alaska State Legislature

Official Business, State Capitol, Juneau, Alaska, 99801

## Senate Bill 6

In July 2000 a rezoning decision evicted 220 lower-income mobile home owners and their families. This change created both a net loss of mobile home spaces as well as a decrease in available lower income housing. As communities have grown, areas once considered marginal for development have become more desirable which means more rezoning and mass evictions are expected.

As the specter of rezoning was raised in the spring of 2000, Archbishop Francis Hurley and United Way Director Dennis McMillian formed a task force to address how relocations of mobile home communities impact the larger community. The "Anchorage Response to Manufactured Housing Community Relocation" Task Force Report was completed in September of 2000. This bill addresses the task force's legislative action recommendations.

What this bill does: It updates the Alaska Landlord Tenant Act to accommodate the needs of mobile home community members by changing the "notice to quit requirement" from 180 days to 270. Senate Bill 6 also allows for municipalities to "opt-in" to a mobile home relocation fund to be created and administered on the municipal level. Further, the final date for move out shall not fall during the winter months. The increased notice is intended to allow the displaced residents to find a new space for their mobile home, or save up the deposit, fees, or down payment before moving.

Who supports this bill: Catholic Social Services, the Archdiocese of Anchorage, Alaska Association of Realtors, the Salvation Army, the Municipality of Anchorage, and Alaska Manufactured Home Residents Advisory Council.

# FISCAL NOTE

**STATE OF ALASKA**  
**2002 LEGISLATIVE SESSION**

Fiscal Note Number: \_\_\_\_\_  
 Bill Version: CSSB 6 (FIN)  
 () Publish Date: \_\_\_\_\_

Revision Date/Time (Note if correction): \_\_\_\_\_ Dept. Affected: Law  
 Title "An Act relating to required notice of eviction BRU Civil Division  
to mobile home park dwellers and tenants . . ." Component Fair Business Practices  
 Sponsor Senator Ellis  
 Requester House Judiciary Committee Component No. 2206

**Expenditures/Revenues** (Thousands of Dollars)

Note: Amounts do not include inflation unless otherwise noted below.

OPERATING EXPENDITURES	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008
Personal Services						
Travel						
Contractual						
Supplies						
Equipment						
Land & Structures						
Grants & Claims						
Miscellaneous						
<b>TOTAL OPERATING</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

<b>CAPITAL EXPENDITURES</b>						
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<b>CHANGE IN REVENUES ( )</b>						
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**FUND SOURCE** (Thousands of Dollars)

1002 Federal Receipts						
1003 GF Match						
1004 GF						
1005 GF/Program Receipts						
1037 GF/Mental Health						
Other (Specify Type-Do not abbreviate)						
<b>TOTAL</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

Estimate of any current year (FY2002) cost: 0.0  
 Check this box (X) if funding for this bill is included in the Governor's FY 2003 budget proposal:

**POSITIONS**

Full-time						
Part-time						
Temporary						

**ANALYSIS:** (Attach a separate page if necessary)  
 CSSB 6 (FIN) requires that when a mobile home is to be evicted from a mobile home park because the land is to be used for another purpose, the date to quit the park must be between May 1 and October 15. In addition, at least 365 days notice must be provided to the dwellers or tenant, unless the mobile home park operator finds a suitable place for the mobile home and pays certain specified costs for moving the home, or \$5,000 whichever is less. In that case, 180 days notice is adequate, unless the lease provides for a longer notice period. The bill further provides that if ten or more mobile homes must be moved due to the change in land use, the mobile home park owner or operator can contribute \$5,000 per home to a pooled relocation fund to pay the specified costs, for which payment cannot exceed the owner or operator's total contribution amount.

Passage of this legislation will have no fiscal impact on the Department of Law.

Prepared by: Joan M. Kasson Phone (907) 465-5370  
 Division Attorney General's Office Date/Time 2/11/02 12:38 PM  
 Approved by: Kathryn Daughhete for Bruce M. Botelho, Attorney General Date 2/11/2002  
 Agency Department of Law

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**PROPOSAL FOR MANUFACTURED HOME RELOCATION FUND**

1. The Manufactured Home Relocation Fund is established in the state treasury for the purpose of providing funds to facilitate the relocation of manufactured homes affected by voluntary closures or changes in use of all or part of a manufactured home community.
  
2. Monies from the following sources will be deposited into the Manufactured Home Relocation Fund (MHRF).
  - a. The buyer of a manufactured home shall pay \$25 to the MHRF when title to the manufactured home is transferred.
  - b. Manufactured home owners who do not own the land upon which the home is located shall pay annually to the MHRF an assessment equal to fifty cents per one hundred dollars of the taxable assessed valuation of the home, calculated and collected by the local governing body.
  - c. In the event of a voluntary closure or change in use of all or part of a manufactured home community, the developer/owner of the manufactured home community shall pay to the MHRF five hundred dollars per manufactured home section for each manufactured home relocated or abandoned due to the change of use or voluntary closure.
  - d. The local governing body in which the voluntary closure or change in use occurs shall pay to the MHRF, for each of three years after the change in use or voluntary closure, fifty percent of the tax collected on

the difference between the taxable assessed valuation of the land before the closure or change in use and the taxable assessed valuation after the change in use.

3. The State of Alaska shall appropriate \$500,000 during fiscal year 2002 to be deposited into the MHRF as created above.
4. The developer/owner of the manufactured home community shall:
  - a. Notify all tenants in writing of a the voluntary closure or change in use at least 180 day before the voluntary closure or change in use, with a quit date during the calendar year falling no earlier than May 1 and no later than October 15.
  - b. Notify the director of the MHRF of a voluntary closure or change in use at least 180 days before the voluntary closure or change in use.
  - c. Notify all tenants affected by the voluntary closure or change in use of the existence of the MHRF.
5. If a tenant is required to move due to a voluntary closure or change in use, the tenant is entitled to payment from the MHRF for the lesser of the actual disconnection, relocation, and reestablishment costs or an amount of \$8,000 for a single section manufactured home and \$10,000 for a multi-section manufactured home.

6. If a tenant chooses to abandon a manufactured home when a voluntary closure or change in use occurs, the tenant is entitled to collect one-fourth of the maximum allowable moving expenses for the manufactured home as stated in 5.
  
7. The State of Alaska will create the Alaska Mobile Home Relocation Corporation, which shall consist of six members. The Alaska Manufactured Home Resident Advisory Council shall nominate three members. The Alaska Manufactured Housing Owners Association shall nominate three members. The Corporation will be empowered to administer the MHRF.
  
8. When the monies in the MHRF reach six million dollars, the collections cited in 1. a, b and c will cease. Collections will resume when the fund drops below five million dollars.

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Anchorage Response To  
Manufactured Housing Community  
Relocations

Task Force Report

## Overview

In the spring of 2000, Archbishop Francis Hurley contacted Dennis McMillian, Executive Director of United Way of Anchorage, concerning the inevitable relocation of residents of Alaskan Village Mobile Home Court. Archbishop Hurley was concerned that while many of the residents, though inconvenienced by the relocation, would be able to adapt to the change, some of the residents would not successfully move their home and adapt to new surroundings. There was legitimate concern that this relocation could, in effect, create a new group of high risk, potentially homeless, citizens.

In June of 2000, Dennis McMillian and Angela Liston representing the Archdiocese, met with members of the "Go Team", a grass-roots citizens group consisting of residents of Alaskan Village. At that meeting, it was determined that the emphasis of the Archdiocese and United Way effort would be to focus on researching how this relocation issue impacts the entire community and future neighborhood relocations, rather than focusing on the Alaskan Village move. However, it was also determined that if at all possible the effort would attempt to produce a report that could give guidance to the residents, the developer and the Municipality on the Alaskan Village relocation.

After that meeting, Dennis McMillian, Angela Liston, and Karleen Jackson, Executive Director of Catholic Social Services, (CSS), determined that United Way and CSS should convene a task force to review the issues and produce such a report. They met with members of the Assembly in mid-July to seek their approval and assistance in this effort and received their support.

On June 29, 2000, a group of forty citizens comprised of residents of manufactured home communities, professionals involved in the housing industry, government officials, bank officers, non-profit professionals, and planners met to discuss the issues and determine a course of action. This large group divided into four work groups with specific responsibilities. They were:

- Community Data - A group responsible for gathering the best available data on the number and location of manufactured home communities, the available spaces in those communities, and to the best of their ability, indicators of how such communities could identify their risk of re-development; and,
- Code Compliance - A group with the responsibility to look at existing building codes and code enforcement efforts regarding the manufactured housing industry in Anchorage and Alaska; and,
- Community Response - A group with responsibility to develop a comprehensive list of services available to assist individuals and/or their homes relocated by such re-development. They were also tasked to determine how this information could be made available to the public; and
- Community and Legal Support - This group was tasked with reviewing legislative actions taken in other states that could be useful in Alaska, and

determining what volunteer efforts in the community could lessen the impact on displaced residents.

The individual groups met during July and prepared a draft report for full group review on July 27. Final revisions were made and submitted by mid-September in preparation of this report.

The volunteers involved in this effort are to be commended for their long hours and hard work developing what we hope to be a non-biased report to the Anchorage Assembly and Mayor for review.

## Team Members

<u>Name</u>	<u>Group Affiliation, if known</u>
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**MHC Task Force Facilitators:**

Dennis McMillian	United Way of Anchorage
Kelly Fehrman	Catholic Social Services
Karleen Jackson	Catholic Social Services

**Community Data Team:**

**Facilitator:**

Barbara Symmes	Providence
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**Members:**

Loretta DeBord	Alaska Village "Go" Team
Jewel Jones	MOA
Norman Kallander	CIHA
Kevin Waring	Anchorage Citizen
Bob Maier	Alaska Manufactured Homes Assn
Denise Henderson	Rep. Pete Kott
Sue Fison	MOA
Fred Jenkins	United Way
Sheila Howe	Northeast Community resident
Ronnie Stork	Muldoon Family Center
Pastor Ron Martinson	Alaska Lutheran Synod

**Community Compliance Team:**

**Facilitator:**

Tim Sullivan	Weed and Seed Project
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**Members**

Melinda Taylor	Anchorage Assembly
Paul Johnson	HUD
David Pree	Rep. Eldon Mulder
Jeri Walters	NBA
Will Theuer	Anchorage Citizen
Mac Carey	Carey Homes
Mackenna John	Alaska Village "Go" Team
Hazel Welch	Manufactured Home Resident

Team Members (continued)

<u>Name</u>	<u>Group Affiliation, if known</u>
<b>Community Response Team:</b>	
<b>Facilitator:</b>	
Gail West	HUD
<b>Members</b>	
Jan Jones	Consumer Credit Counseling Services
Norm Kallendar	Cook Inlet Housing Authority
Mary Jane Michael	Anchorage Neighborhood Housing Services
Pastor Wilbert Mickens	Good Shepherd Baptist Mission
Brenda Moore	Christian Health Associates
Rev. Ted Moore	Leake Temple
Teresa Nelson	Key Bank
Judith DeSpain	Alaska Housing Finance Corp.
Lynn Taylor	Municipality of Anchorage
Sam Meneses	Catholic Social Services
Barbara Baker	AHFC
Kris Duncan	AHFC
<b>Community and Legal Support Team:</b>	
<b>Community Response Team:</b>	
<b>Facilitator:</b>	
Liz Forrer	Alaska Humanities Forum
<b>Members:</b>	
Angela Liston	Archdiocese of Anchorage
Julie Bailey	Northrim Bank
Chris Main	
Mac Carey	Carey Homes
MacKenna Johns	Alaska Village "Go" Team
Rebecca Powell	
<b>Individuals not listed in teams above who attended Task Force Meetings:</b>	
Laura Robertson	
Judy Billington	Manufactured Home Resident
Clark Rukelderfer (sp?)	Manufactured Home Resident
Lorna Roberts	Alaska Village "Go" Team
Lanny Bennett	Alaska Village "Go" Team
Miriam Mastacusa	Anch Assembly - Cheryl Clementson

## Community Data

This team's task was to do research and present facts and data as a basis for assumptions that it or other teams might present in the final report.

**Abbreviation:** MHC = Manufactured Home Communities (this terminology is used to denote groups/communities of mobile homes/manufactured homes)

### Facts:

1. Team leaders secured a map of the Anchorage bowl from the MOA showing all existing individual manufactured homes and manufactured home communities (MHC's). Two-thirds of MHC's and MH spaces lie within the Renaissance Zone and within northeast Anchorage.
2. Commercial redevelopment of MHC's reduces the availability of scarce residential land in the Anchorage Bowl. In this regard, one of the strategies recommended in the Draft Anchorage 2020 plan (page 55) is: "Avoid the loss of new housing capacity from rezoning of residential land for other uses". The effect on housing supply of potential rezoning of Alaska Village and other MHCs, as well as vacant residential land, is the issue this strategy was meant to address.
3. Because of location and size of tracts, MHC's are at risk for closure for commercial redevelopment.
4. More than 50% of manufactured homes in MHC's were built in the 1970's (MOA Planning Dept). Current zoning, codes, MHC restrictions, and age/condition of MHC's present significant obstacles to relocation of older manufactured homes.
5. The median value of manufactured homes in Anchorage is \$11,400 (MOA Planning Dept).
6. The 2000-2002 MOA Housing & Community Development Consolidated Plan notes the shortage of affordable housing stock. Access to both rental and homeownership opportunities is constrained among Anchorage's low and moderate income households. The only neighborhood in which the median selling prices for homes is affordable to very low, low, or moderate income families is Mountain View at \$69,607 (Housing MLS data updated 6/30/99)
7. Many of the existing MHC's have water, sewage, and soil contamination problems.
8. Four Seasons is the only existing MHC in Anchorage that is redeveloping into a modern MHC.
9. Thirty-four of the sixty-six MHC's in Anchorage have less than 30 spaces. Of the total of 5,713 spaces in MHC's in Anchorage, 4545 (80%) are occupied. Neeser Construction is surveying MHC's in Anchorage to determine the number of available spaces.

### Assumptions:

1. Displacement of residents will continue as MHC's undergo rezoning and commercial redevelopment.
2. There is a shortage of public strategies to alleviate the loss of affordable housing stock caused by displacement of residents in MHC's that are closed.

## Code Compliance

The study group met numerous times to discuss current codes and zoning that affect Manufactured Housing Communities (MHC) and the residents of those neighborhoods. These meetings were prompted by the recent request for a change in zoning at Alaska Village.

First, we had to examine the codes that applied to the MHC and determine if there were any codes that were extraordinary regarding Manufactured Housing. We found none. In fact, we observed that the code dealt well with the life, health and safety issues codes are intended to address.

However, what became obvious after interviewing members of the Alaska Village Community and other manufactured home representatives was that the Municipality's ability to enforce code was hampered by the judicial system. The judiciary is reluctant to enforce to the letter of the law when it means families are being evicted from their homes. The question of private property rights is ever present regarding enforcement in the manufactured housing communities.

Those homes that are pre 1976 are grandfathered, insofar as code is concerned. However if and when the home moves it then falls under the current code. Required updates can be quite costly. For instance, a home could need new wiring, a new electrical box, a new water heater, a new furnace, and a new roof, all in addition to the cost of physically moving the home. In some cases the home might not be worth moving, because of structural problems and the aforementioned code issues. Title of the homes is an issue for owners who did not receive one at the time of sale and still do not have one. Delinquent personal property taxes will be an issue for some.

We have also recently been made aware of inconsistency with regard to inspections. When a home is ready to move there is a pre-inspection to let the home owner know approximately what items will need to be replaced or repaired when they arrive at their new neighborhood. However, it seems that a different inspector requires different compliance at the new community that costs the homeowner much more that they had originally anticipated. Improved coordination and internal communication by the MOA would benefit the homeowners.

Options offered by the Code and Zoning Study Group are:

- The MOA could review its inspection process so that the homeowners will be impacted minimally by the stress of voluntary or involuntary move.
- The Municipal Assembly could resurrect the Manufactured Housing Ordinance that has been languishing in MOA Legal since December of 1998. This ordinance would permit post-1976 manufactured homes to be treated the same as conventional site-built homes.
  - Any zoning of residential land to business or commercial needs to be done with the highest concern for affordable housing needs in Anchorage...perhaps a land swap to make a no net loss of residential land.

## Community Response

### Committee Discussion

The committee identified four groups of people who may need the resources identified by the committee for assistance during the closure of a manufactured home community.

Those four groups are:

- potential homebuyers
- potential renters
- potentially homeless
- people who are able and want to move their current manufactured homes to a new community

Within the four groups, two subgroups were also identified:

- the disabled
- seniors

To gather information on resources that may be helpful to the four groups and two subgroups, the committee created a survey to identify a wide variety of resources.

### Committee Action

The committee surveyed potential resources and identified an existing, but little used, database of resources for the homeless and very low income.

- surveyed all agencies, organizations and businesses that received the Anchorage Consolidated Plan
- surveyed utilities that may have delayed-payment plans or options for families who are unable to pay the full deposit for a new hook-up
- identified

Responses to the survey have been compiled and are currently being merged into the existing database of resources. Completion of this project is tentatively scheduled for mid-November 2000.

Once the final database is complete, it will be housed at the Municipality of Anchorage (through the Safe City program), and will be linked to: Alaska Housing Finance Corp., AKinfo, Cook Inlet Housing Authority and HUD Web pages.

## Community and Legal Support

The first issue this group worked on was to understand the lifestyle of many residents of manufactured home communities. Many individuals strongly feel that living in manufactured housing, as compared to apartments or condominiums enhances their lives. They urge the Anchorage community to find ways and means to accommodate their choice to live in manufactured housing. Many feel that with current land use conditions, their lifestyle is in jeopardy.

This committee also determined that when a manufactured housing community is relocated, there should be formalized support from the larger community to help individuals adapt to the change. Although the comparison of persons displaced by a natural disaster did not ring true to all participants, all agreed that neighborhood relocation is a traumatic experience for those affected therefore support from others could help with the transition.

This committee recommends that some organization facilitate an event similar to A Day of Caring, to help residents successfully complete such relocations. The plan would be to call on volunteers and community groups to "adopt" individuals and/or families and assist them during their relocation. Work continues to determine the appropriate organization to head such an effort.

The other task of this group was to review legal options for the Municipality and State. The following pages describe some of these options.

## Proposed Legal Protections of Mobile Home Communities

The recently proposed rezone of Alaskan Village Mobile Home Court has brought myriad issues to the fore, not the least of which is the inadequacy of current law in Alaska. The law provides only that the owner of a manufactured housing community who has chosen to redevelop the property for another use must give community residents a 180-day notice to vacate the property.<sup>1</sup>

While the current law addresses only the issue of "notice", there are many related areas of financial and human impact which the landowner, developer, and MHC resident must resolve. Several problem areas could be addressed through state or municipal legislation.

The first issue is the human impact of any redevelopment of residential properties. At a recent Planning and Zoning Commission public hearing on Alaskan Village, several commissioners stated they could not address the displacement of manufactured housing community residents, causing immense frustration on the part of the residents. The Mobile Home Task Force recommends enactment of ordinance that requires a human impact statement whenever a MHC is considered for rezoning. For example:

*The person or entity applying for a change of use of a MHC must submit a report to the Municipality on the impact of the conversion of use. Included in the report would be availability of adequate replacement housing, whether "real property" rental units or spaces in other MHC's parks, and the predicted actual relocation costs. The Municipal Assembly may require that, as a condition for the approval of the change of use, the person or entity applying for the change mitigate any adverse impact of the conversion.<sup>2</sup>*

The Task Force suggests that a governmental organization/agency or some group other than the applicant for the land usage change should be the entity required to research, compile, and submit the impact statement.

A second and related issue is that many residents cannot afford to move their homes. The redevelopment of a MHC can force self-sufficient individuals and families into poverty and a position of requiring charity. The Task Force considered several legislative approaches to this problem including the following:

*The owner of a manufactured housing community who has chosen to redevelop the land for another use must give community residents a 365-day notice to quit the property, with a quit date during the calendar year falling no earlier than April 1 and no later than September 30. An owner or developer can choose to give a 180-day notice contingent on:*

- a) *the owner/developer finds suitable places for the residents to move their homes; and*

---

<sup>1</sup> AS 34.03.225

<sup>2</sup> See California Government Code 65863.7

- b) *the owner/developer pays the disconnection, relocation, and reestablishment costs (DRR)<sup>3</sup> of the mobile home, or \$5,000, whichever is less.<sup>4</sup>*

Another approach to the financial difficulties that arise when a MHC is redeveloped and families are displaced is the development of a "relocation fund." The Task Force considered several possibilities for building and maintaining such a fund including the following:

*The Municipality of Anchorage shall establish a "manufactured housing relocation fund" to be managed and invested by a director and a board. In case of a change of use, Mobile Home Community residents may apply to the fund for relocation expenses. The owner/developer will reimburse the fund a minimum of \$1000 per resident applying to the fund.<sup>5</sup>*

*The fund will be created through one or a combination of the following:*

- a) *each manufactured home owner shall be assessed a personal property tax to be deposited into the "manufactured home relocation fund"; AND/OR*
- b) *the \$50 fee required at the time of the title transfer of a manufactured home will be deposited into the "manufactured home relocation fund"; AND/OR*
- c) *a portion of current personal property taxes of manufactured home owners shall be diverted to the "manufactured home relocation fund"; AND*
- d) *when the relocation fund reaches a specified dollar amount, the tax/fee will no longer be assessed.*

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<sup>3</sup> The disconnection, relocation, and reestablishment costs are defined as the cost of the actual physical move, including disconnecting and reconnecting utility hook-ups, obtaining the necessary permits, installing tie-downs, ground anchors and strapping, completing the blocking, leveling, insulating and skirting, and putting the exterior of the home in a MOA code compliant condition.

<sup>4</sup> See Oregon Civil Code 90.630(6)(b)

<sup>5</sup> See Arizona Code, Chapter 11, Section 33-1476 *et. seq.*

## Conclusions

This task force was formed to focus attention on a specific segment of our community. While the Comprehensive Plan does address affordable housing, it did not include much specific mention of manufactured housing options. It is obvious to this group that while many Anchorage citizens may not regret the demise of this housing option, others see manufactured housing communities as a valid, viable, affordable housing choice and do not want Anchorage to lose this option.

Manufactured housing community resident's fear is that if their issues are not on the table for discussion, their housing option will eventually disappear through neglect. The task force is suggesting that more discussion be held on the benefits and challenges produced by and related to this housing option.

The task force also suggests that during relocations of manufactured housing communities, that all segments of the community should be mobilized, as in a "natural" disaster, to insure residents are not negatively impacted by the relocation.

Through the efforts of the members of the task force and organizations involved, the individual committee reports have outlined how appropriate responses can be made by all sectors of the larger community. Addressing code issues and legislation also seem to be in order.

The Task Force had not endorsed any specific legislative actions, but has outlined a selection of the many options available that could minimize or alleviate the negative impact currently experienced by displaced residents.

# ALASKA MANUFACTURED HOUSING ASSOCIATION

19 November 2001

To All Members  
Alaska House of Representatives

RE: CS for SB 6 (L&C)

Dear Representative:

Alaska Manufactured Housing Association (AMHA) is a statewide organization of owners and managers of manufactured housing communities and mobile home sales dealers. We are the only organized group representing the manufactured housing industry in Alaska.

At the 18 October 2001 meeting AMHA took the following action:

Motion: The AMHA will not support any Alaska legislation unless a relocation fund, as approved by the Association, is formatted and included as a part of the bill.

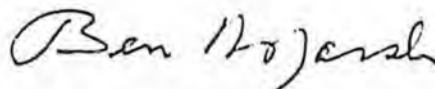
AMHA is adamantly opposed to SB 6 in its present form. The provision requiring the park owner to pay up to \$5,000 per unit for relocation if the use of the property is to be changed, is especially objectionable. Such a burden, not imposed on any other type of property ownership, would obviously seriously reduce the value of the owner's property in the marketplace.

SB 6 would confiscate private property by cutting its value. It would victimize one class of citizen to benefit another class. As such it would violate the principle of equal protection under the law. In our opinion it would not survive a legal challenge.

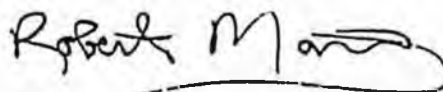
The notice period of 365 days is also objectionable, since that project delay would be a deal-killer in many instances, and it could be longer if the quit date doesn't fall in the May – October time period. The consensus at the meeting was that the notice period should remain at 180 days, with the quit date in the May – October period as written.

If, notwithstanding AMHA's opposition, SB 6 is enacted into law, we request that a publicly funded Relocation Fund be established. Support could be obtained from legislative appropriation, from a surcharge on mobile home sales, or by contribution from the local government that benefits from the tax valuation increase, or even from advance deposits from unit owners. Or a combination of these sources.

Sincerely,



Bernard L. Marsh, Executive Secretary  
Alaska Manufactured Housing Association



Robert Maier, President  
Alaska Manufactured Housing Association

# ALASKA MANUFACTURED HOUSING ASSOCIATION

22 January 2002

Senator Johnny Ellis  
State Capitol  
Juneau, AK 99801

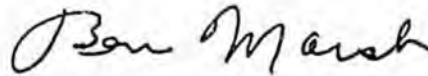
Dear Senator Ellis:

This is to advise you that Alaska Manufactured Housing Association (AMHA) has formally endorsed the draft proposal for Alaska Manufactured Home Relocation Fund (copy enclosed). This proposal was developed by the Manufactured Housing Task Force and circulated to all interested parties.

The three entities directly involved are the State, the local governing bodies affected, and AMHA. We are sending copies to Representative Norm Rokeberg to see if the House will consider an appropriation, you, to see if the Senate will do so, and Anchorage municipality to see if they will agree to their contribution.

We hope this proposal can be incorporated into SB6, or offered in place of it. Please let us know what we can do to help the process.

Sincerely,



Bernard L. Marsh, Executive Secretary  
Alaska Manufactured Housing Association

cc: Angela Liston, Archdiocese of Anchorage  
Jewel Jones, MOA Health & Human service Director  
Representative Rokeberg

## PROPOSAL FOR MANUFACTURED HOME RELOCATION FUND

1. The Manufactured Home Relocation Fund is established in the state treasury for the purpose of providing funds to facilitate the relocation of manufactured homes affected by voluntary closures or changes in use of all or part of a manufactured home community.
  
2. Monies from the following sources will be deposited into the Manufactured Home Relocation Fund (MHRF).
  - a. The buyer of a manufactured home shall pay \$25 to the MHRF when title to the manufactured home is transferred.
  - b. Manufactured home owners who do not own the land upon which the home is located shall pay annually to the MHRF an assessment equal to fifty cents per one hundred dollars of the taxable assessed valuation of the home, calculated and collected by the local governing body.
  - c. In the event of a voluntary closure or change in use of all or part of a manufactured home community, the developer/owner of the manufactured home community shall pay to the MHRF five hundred dollars per manufactured home section for each manufactured home relocated or abandoned due to the change of use or voluntary closure.
  - d. The local governing body in which the voluntary closure or change in use occurs shall pay to the MHRF, for each of three years after the change in use or voluntary closure, fifty percent of the tax collected on

the difference between the taxable assessed valuation of the land before the closure or change in use and the taxable assessed valuation after the change in use.

3. The State of Alaska shall appropriate \$500,000 during fiscal year 2002 to be deposited into the MHRF as created above.
4. The developer/owner of the manufactured home community shall:
  - a. Notify all tenants in writing of a the voluntary closure or change in use at least 180 day before the voluntary closure or change in use, with a quit date during the calendar year falling no earlier than May 1 and no later than October 15.
  - b. Notify the director of the MHRF of a voluntary closure or change in use at least 180 days before the voluntary closure or change in use.
  - c. Notify all tenants affected by the voluntary closure or change in use of the existence of the MHRF.
5. If a tenant is required to move due to a voluntary closure or change in use, the tenant is entitled to payment from the MHRF for the lesser of the actual disconnection, relocation, and reestablishment costs or an amount of \$8,000 for a single section manufactured home and \$10,000 for a multi-section manufactured home.

6. If a tenant chooses to abandon a manufactured home when a voluntary closure or change in use occurs, the tenant is entitled to collect one-fourth of the maximum allowable moving expenses for the manufactured home as stated in 5.
  
7. The State of Alaska will create the Alaska Mobile Home Relocation Corporation, which shall consist of six members. The Alaska Manufactured Home Resident Advisory Council shall nominate three members. The Alaska Manufactured Housing Owners Association shall nominate three members. The Corporation will be empowered to administer the MHRF.
  
8. When the monies in the MHRF reach six million dollars, the collections cited in 1, a, b and c will cease. Collections will resume when the fund drops below five million dollars.

Municipality  
of  
Anchorage



P.O. Box 196650  
Anchorage, Alaska 99519-6650  
Telephone: (907) 343-4431  
Fax: (907) 343-4499  
<http://www.ci.anchorage.ak.us>

*George P. Wuerch, Mayor*

OFFICE OF THE MAYOR

March 19, 2001

Senator Johnny Ellis  
Alaska State Legislature  
State Capital (MS 3100)  
Juneau, AK 99801-1182

Re: SB 6  
Mobile Home Park Eviction Notice

Dear Senator Ellis,

Thank you for sponsoring SB 6, regarding Mobile Home Park Eviction Notices.

Mobile homes have provided an important affordable housing alternative for Anchorage residents. However, as developable in the Anchorage area becomes more scarce, the land occupied by mobile home parks has become a target for other uses.

Senate Bill 6 extends the eviction notification period for tenants and mobile home owners and provides for reasonable relocation expense reimbursement in the event of a shorter notice period.

The Municipal Assembly, with the concurrence of Mayor Wuerch recently passed an assembly resolution (AR 2001-68) supporting such changes as proposed in SB6. We believe these changes are reasonable and prudent.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Rogers". The signature is fluid and cursive.

Tim Rogers  
Legislative Program Coordinator



PO Box 210908  
Anchorage, AK 99521-0908  
907.337.8887 Fax  
907.244.1948 Mbl  
[weedandseed@ak.org](mailto:weedandseed@ak.org)

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EXECUTIVE COMMITTEE

---

Vicki Otte

Timothy M. Burgess

Mark Begich

Dennis McMillian

Phil Reid

Melinda Taylor

Carol Comeau

Walt Monegan

---

Timothy M. Sullivan  
Program Coordinator

March 23, 2001

Alaska State Legislature  
Juneau, Alaska

Currently there are two bills before you for consideration concerning Mobile Home Parks. SB 6 and HB 11. These two bills address the problems homeowners are facing regarding the recent wave of development of the large tracts of land that the parks occupy. These are the last vestiges of affordable housing in our community. Now these communities are being forced to find other locations for their mobile homes or the extreme, being forced to find other housing entirely. Normally, by definition, this would be considered a disaster. The current law offers no recourse to the homeowners by the developers. At least the provisions in the aforementioned pieces of legislation offer some time and monetary relief to these communities.

Weed and Seed East Anchorage is wholeheartedly in favor of legislation that will provide more opportunity for these people to restructure their lives.

Sincerely,

Timothy M. Sullivan, Coordinator  
Weed and Seed East Anchorage



# The Salvation Army

## Alaska Divisional Headquarters

Mailing Address: P.O. Box 101459  
143 E. Ninth Avenue • Anchorage, Alaska 99510-1459  
(907) 276-2515 • FAX (907) 276-1424

Founded in 1865  
By William Booth  
John Gowans  
General  
David Edwards  
Territorial Commander  
Terry W. Griffin  
Divisional Commander

February 15, 2001

ALASKA STATE LEGISLATURE  
Senator Johnny Ellis, Minority Leader  
FAX: #1-907-269-0172; Attention: Tyson Fick  
Anchorage, Alaska

**RE: Sectional Summary of Notice of Eviction to Mobile Home Park Dwellers  
Senate Bill 6**

Dear Senator Ellis;

On behalf of The Salvation Army Alaska Division and the Divisional Commander, Lt. Colonel Terry W. Griffin, I am writing this letter in support of Senate Bill 6 (which includes the amendments for tenants and landlords of mobile home parks).

This bill is important because it helps to develop strategy to alleviate the strain involved with the decrease of affordable housing caused by the displacement of residents of mobile home parks due to rezoning and commercial redevelopment in the Anchorage area.

Please add our names to the list of supporters for this Bill.

Thank you for your attention and assistance.

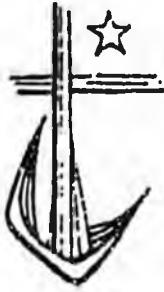
Sincerely,

C. Joe Murray, Major  
DIVISIONAL SECRETARY

C/c: Lt. Colonel Terry W. Griffin, Alaska Divisional Commander  
Dennis McMillian, Director, United Way of Anchorage



*Into a Second Century of Service*



## ARCHDIOCESE OF ANCHORAGE

225 CORDOVA STREET • ANCHORAGE, ALASKA 99501  
907/258-7898 • FAX: 907/279-3885

February 13, 2001

Senator Johnny Ellis  
State Capitol, Room 9  
Juneau, AK 99801-1182

Re: **SB 6 - An Act relating to required notice of eviction to mobile home park dwellers and tenants before redevelopment of the park.**

Dear Senator Ellis:

I am writing in support of SB6. As you know, the Anchorage community is faced with the possible rezone of two manufactured home communities – Alaska Village Mobile Home Park and Plaza 36 Mobile Home Community. Several hundred residents will be displaced if the Municipality of Anchorage approves these rezone petitions and the development goes forward.

During the past year, I had the privilege of serving on the Anchorage Manufactured Home Community (MHC) Task Force, formed specifically to address the potential suffering that might result from the displacement of hundreds of families. Those serving on the task force found that the issues were formidable:

- 1) there would result a loss of already scarce affordable housing due to the closure of manufactured home communities;
- 2) homes not code compliant, but having grandfather rights, would require costly code compliance when moved;
- 3) older manufactured homes are no longer movable or may not be acceptable in existing manufactured home communities;
- 4) the cost of disconnecting and relocating a home is prohibitive to many MHC residents;
- 5) self-sufficient individuals and families may be forced into poverty due to the cost of a move or the loss of their manufactured home due to its age and lack of mobility.

SB 36 mirrors legislation that was recommended in the Task Force Report. It provides some incentive for the owner/developer to consider the needs of the tenants when changing the use of the property. By expanding the notice requirement to 365 days, it was the hope that tenants would have adequate time to make relocation plans and,

if necessary, seek the assistance of social service agencies. However, not to unduly burden the owner/developer, the proposed legislation allows the owner/developer to essentially "buy down" the time to 180 days, by compensating the tenants for the costs of their move.


It should be noted that the \$5,000 maximum compensation in the proposed legislation also appeared in the Task Force Report. This amount was not the result of any specific study of relocation costs on the part of the Task Force. In fact, the cost of disconnecting, relocating, and reestablishing a manufactured home might well exceed \$5,000.

While serving on the Task Force and working with the tenants of manufactured home communities, it became apparent to me that mass displacement places an undue burden on the tenants and the social services of the community. If a change of use is, indeed, in the best interest of the community, then efforts to alleviate suffering of displaced persons must be shared by the owner/developer and the community.

SB6 is one step toward protecting the interests of manufactured home owners in Alaska. It does not address the needs of those whose homes will be lost in any change of use of a manufactured home community, but it is a first step. Further efforts will, undoubtedly, be required at the local level.

I urge you to support SB6.

Respectfully,



Angela A. Liston

Director

Department of Justice and Peace



ALASKA ASSOCIATION OF REALTORS, INC.  
741 Sesame Street, Suite 100 • Anchorage, Alaska 99503  
Telephone 907-563-7133 • Fax 907-563-8476

April 24, 2001

Senator Johnny Ellis  
State Capitol  
Juneau, Alaska 99801-1182

RE: Senate Bill 6 – Relating to the mobile home eviction notice

Dear Senator Ellis,

The Alaska Association of REALTORS with over 1,100 members statewide supports Senate Bill 6 relating to mobile home eviction notices.

We agree that a mobile home park tenant being evicted due to a change in the use of land be given one year's notice, unless the park owner or operator pays the cost of relocating the mobile home. We are in favor of the Alaska Tenant Landlord Tenant Act being changed to accommodate the needs of the mobile home community.

The Alaska Association of REALTORS encourages the passage of Senate Bill 6.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bill Brady', written over a horizontal line.

Bill Brady  
President



Catholic Social Services  
Beyond Shelter Program  
276 3046

# Memorandum

**To:** Senator Betty Davis  
Senator Johnny Ellis  
**Cc:** Representative Eric Croft  
Representative Lisa Murkowski  
**From:** Stephanie Wheeler  
**Date:** 02/28/01  
**Re:** Senate Bill 6

---

I am the Program Director for the Beyond Shelter and St. Francis House programs – programs of Catholic Social Services.

Thank you for the opportunity to provide input for Senate Bill 6. Currently the Beyond Shelter Program is assisting with the relocation planning of forty-two (42) Plaza 36 residents needing to relocate the Plaza 36 Mobile Home Community by May and July. The concerns/issues of relocating a mobile home community are many and Senate Bill 6 addresses two of these major concerns for residents needing to relocate: adequate notice of closure and financial compensation for relocation costs.

Adequate planning for Mobile Home Residents is crucial for residents who are impacted by the redevelopment of their community. A 365-day notice will help residents explore options and finalize a plan for relocation. Additionally, Senate Bill 6 addresses the issue of relocating during appropriate seasons, so residents are not being forced to move during the winter months.

In conjunction with adequate planning time, financial compensation will assist residents with some of the relocation costs so that residents are not forced to abandon or sell their homes but can successfully relocate their homes to another area.

Mobile Homes/parks help meet the housing needs and provide a source of low cost housing to many families living in Alaska. We encourage the legislature to begin addressing other issues such as code compliance (or neglect issues) and help to establish acceptance for resident-owned mobile home communities in the private market. The cost for inspections and upgrades can be overwhelming for many residents who need to bring their homes up to code.

As two Anchorage area mobile home communities currently face the challenge of relocation, the total impact will not be fully understood until residents actually relocate. It is our hope that residents currently facing relocation and those who may be facing relocation in the future are not left homeless by this process. Thank you!

Alaska State Legislature

February 26, 2001

House Representative Eric Croft  
House Representative Lisa Murkowski  
House Representative Sharon Cissna  
House Representative Beth Kertulla  
State Senator Johnny Ellis

RE: HB 11 An Act relating to required notice of eviction to mobile home park dwellers and tenants before redevelopment of the park.

Dear Legislators:

We totally support House Bill 11, and its companion Senate Bill 6. We wish to thank you for your sponsorship. On our behalf you have acted on the Mobile Home Task Force Report recommendations to provide us statutory protection.

The increase in the notice period and the calendar restrictions for moving are sorely needed and are excellent as written. But regarding the money, we are very concerned that it's not enough to prevent the loss of homes.

When the task force made their recommendations, we didn't have any actual moves to learn from. Now we do. We've located people who have moved their mobile homes, and the costs far exceed \$5,000.

We urgently request that further research into these costs be made and the money figure changed if necessary to protect our homes.

For further research, we provide you a list of the following people who have already moved:

Dean & Maria Boyle, 907-332-1986  
Ron Okegawa, 907-333-6807  
Allen Hood, 907-333-4370

Linnie Pacillo, 907-338-0268  
Ken Kropidowski, 907-338-0533  
Kim Baughman, 907-338-8650

We will continue to work at the Anchorage Assembly level to urge passage of local ordinances we need for our protection. At the state level, we appreciate all your efforts on our behalf - your bills are a giant first step to eventually provide an umbrella of protection to all mobile home tenants.

Sincerely,

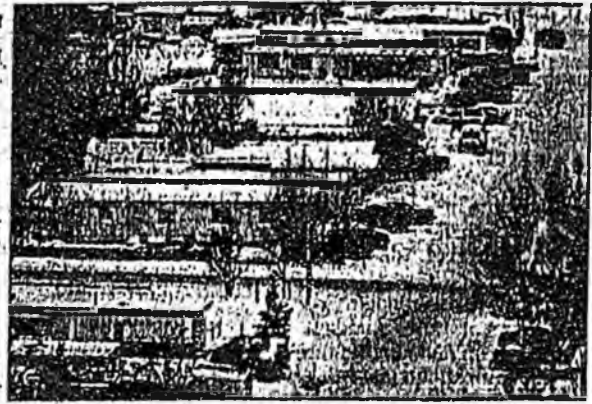
The Alaska Manufactured Home Resident Advisory Council  
Mobile Home Residents  
Concerned Citizens

REZONING HOME

2/17/01

# Lifestyle at risk

*What does future hold for city's trailer parks?*



MARC LESTER / Anchorage Daily News

By TIM PRYOR  
Anchorage Daily News

It's hard to see now, all covered with snow. But in the summer, back behind a white, 12-foot-wide mobile home in East Anchorage, broccoli, cauliflower and carrots grow. Ferns flourish among boulders in front. Tomatoes ripen in the greenhouse.

For Clark Richelderfer and Judy Billington, it's a little Garden of Eden. But for developer Jerry Neeser, it's just in the way.

Richelderfer and Billington live in Alaskan Village — a mobile home park on the verge of redevelopment by Neeser and on

**MARK CALENDAR:**  
On Feb. 27 the Assembly will start public hearings on mobile home park rezoning.

the front line as the city decides its trailer park policy for the next 20 years.

"The reality is, the entire park will be shut down because it's not a productive park," Neeser said. "It's fallen into disrepair. It's a dangerous park."

Long seen as a cheap way to own a home and live independently, trailer parks increasingly are targets for replacement by permanent housing, and to some degree, shopping or offices, as the city matures and vacant land becomes more valuable.

In the next week and a half, city officials will grapple with the competing demands of affordable housing, the rights of trailer park owners to profit from selling their land and future generations' need for space in a growing city.

The Anchorage Assembly will spell out these demands Tuesday when it votes on Anchorage 2020, the draft comprehensive plan that will help

city officials manage growth for the next two decades.

Then, on Feb. 27, the Assembly will start public hearings on proposals to rezone half of Alaskan Village and all of Plaza 36, a mobile home park in Midtown. Many mobile home dwellers will have to move — if only nearby — if the rezones succeed.

Until recently, the comprehensive plan described mobile home parks as areas for potential redevelopment.

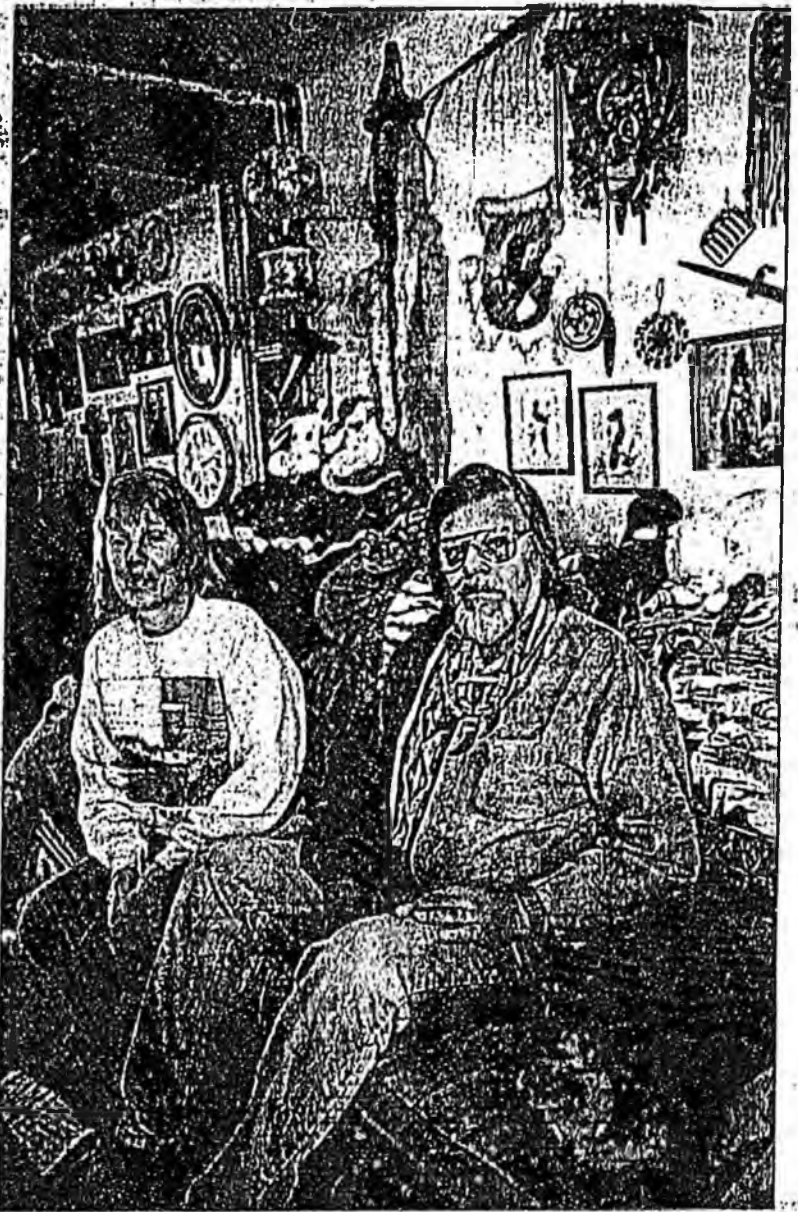
Then Cheryl Clementson and Melinda Taylor, two East Anchorage Assemblywomen with many of the city's big mobile home parks in their district, asked for

language in the plan recognizing the value of mobile homes.

City planners responded recently by proposing strategies to deal with mobile homes and by writing a sidebar that says, in part: "Mobile home parks offer an affordable housing choice and a desired neighborhood lifestyle" for some residents. The Assembly will consider those changes when it votes on the plan Tuesday.

Taylor says the old language wasn't sufficient because it assumed the parks would eventually just fade away. "Well, it's not going to go away," she said. "It's going to change."

In the future, residents could own mobile home parks themselves, rather than just owning a mobile home and renting the land beneath it as most do now, Taylor and tenant advocates say. That way, residents' money could improve infrastructure rather



JIM LAVRAKAS / Anchorage Daily News

Top, Plaza 36, a mobile home park in Midtown, is one of two parks slated for rezoning. Above, Judy Billington and Clark Richelderfer have lived at the Alaskan Village Mobile Home Park for 19 years. They are both retired and never planned to move.

See Back Page. MOBILE

# MOBILE: Trailer parks targets for replacement

Continued from A-1

than "landlords' pockets, proponents say.

Mobile home co-ops would also provide stability — something Billington and Richelderfer have come to rely on after spending 19 years at Alaskan Village.

Each spring, Richelderfer begins by starting about 1,000 vegetable plants inside the mobile home. He moves them into his greenhouse in the spring, then to raised beds in his garden in the summer.

This year, though, Alaskan Village management told Richelderfer there's no use planting a garden. He probably won't be able to use it.

Neeser bought the roughly 69-acre Alaskan Village from Pete Zamarello this week. He has applied to rezone 37 acres on the eastern half of the property from multifamily to general business district with special limitations.

Neeser hopes to attract a large, 130,000- to 150,000-square-foot retailer — about the size of a Wal-Mart or a Costco — to serve as a catalyst for the development, said Tim Potter, a planner for Dowl Engineers, which is working on the project.

Restaurants and banks or credit unions are also interested in the property and there's a strong interest in a medical clinic, Potter said.

If the rezoning is approved, Neeser would have to build at least 200 housing units or devote 10 acres to build homes — far fewer homes, potentially, than the 513 units Alaskan Village can hold at capacity, but more than the 154 units occupied right now.

Neeser says there's room on the park's west side for the 89 mobile homes affected by the rezone, but he's not encouraging people to move there. The city might build a school there. If it doesn't, he'll try to rezone it as commercial land. He said he will consider letting people move there on a case-by-case basis.

City planners like Neeser's idea because it would reuse deteriorated property rather than build on virgin land and because it would create a town center in the Muldoon area where people can live, shop and have access to public services.

Assemblywoman Clementson said she doesn't like to see

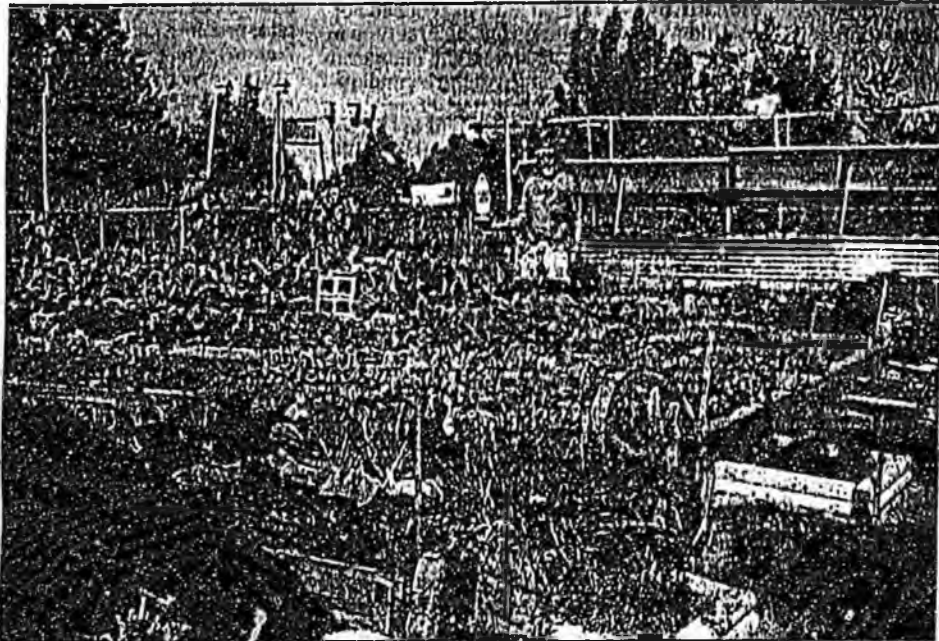
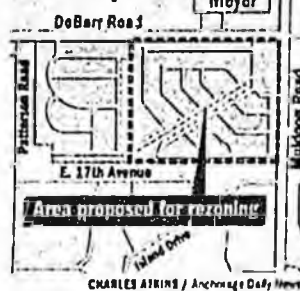


Photo courtesy of CLARK RICHELDERFER

Clark Richelderfer tends the garden behind his trailer at the Alaskan Village Mobile Home Park last summer.

## Alaskan Village rezone petition



CHARLES ATKINS / Anchorage Daily News

residential land replaced with commercial development, especially when Boniface Mall lies partially vacant nearby. She also wants assurances that proposed housing will look attractive and have play areas for kids.

But she said she's inclined to support the rezone if Neeser and planners can assure her the project will really be a town center. The city's delay in making a decision about whether to build a school there may make that more difficult, she said.

Another mobile home park up for rezoning at the same time is Plaza 36, near C Street and 36th Avenue. Developer JL Properties Inc. wants to move about 40 of the park's roughly 200 mobile homes to build a 10-story office building on the eastern half of the property.

Developers of both parks

have said they'll provide money to help move displaced residents. At Plaza 36, JL Properties Inc. will help some residents find vacancies in remaining empty lots in the park, a spokesman said.

The two rezones wouldn't necessarily set a precedent for all other mobile home parks, said city planner Tom Nelson. Most mobile homes are located in areas that will probably stay residential, he said.

But residents who leave may not have many appealing alternatives.

Many don't like apartments — it's one of the reasons they moved to mobile homes in the first place. And a recent report by a mobile home task force said the city's remaining mobile home parks are about 80 percent full.

Richelderfer says he's lived in apartments before and doesn't want to go back. Neighbors make too much noise and it's just too confining.

"You can't sit out in the yard and barbecue or relax," he said. "You're stuck in the house all the time."

Besides, Billington's trailer is paid off, so she's only responsible for the \$290 a month space rent. Lots at the five or six trailer parks they've looked at are too small for her mobile home and garden. She and Richelderfer looked at a lot slightly under a quarter acre off DeArmount

Road, but it cost \$53,000.

Buying a home isn't an option for many low- to moderate-income people.

There are some parts of Mountain View, Spenard, Muldoon and Russian Jack where homes are in reach of low- to moderate-income families, but increasingly there aren't many of them, said Lynn Taylor, who manages community development programs for the city planning department.

A better idea would be to create a mobile home park like ones in New Hampshire, says MacKenna Johns, an Alaskan Village resident and tenant organizer. There, residents buy memberships to a cooperative, elect a board of directors and then make monthly payments to the co-op to pay off the mortgage and run the park.

In New Hampshire, none of the 44 mobile home co-ops has failed since the first one started 17 years ago, said Paul Bradley, a vice president with the nonprofit New Hampshire Community Loan Fund, which helps tenants finance the parks. And rents are cheaper than the market rate, he said.

Co-ops might work here one day, but city planners weren't familiar enough with the idea to put it in the comprehensive plan, said the planning department's Nelson.

Reporter Tim Pryor can be reached at tpryor@adn.com or 257-4310.