

City of Kenmore



City of Kenmore - 18120 68th Avenue NE - P.O. Box 82607 - Kenmore, WA 98028
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City of Kenmore Planning Commission Meeting Agenda

Tuesday, January 30, 2018 @ 7:00 p.m.

**Kenmore City Hall
18120 68th Ave. NE, Kenmore, WA 98028**

If you have any questions or to confirm agenda items prior to the meeting, or if you require special accommodations, please call Bridgit Baker at 425-398-8900. You may also stop by City Hall at 18120 68th Avenue NE, Kenmore. Planning Commission agendas are also available on our website at www.kenmorewa.gov.

1. CALL TO ORDER

2. AGENDA ITEMS

Discussion with Mobile Home Park/Manufactured Housing Community Residents
[January 30 Public Meeting Memo](#)
[Attachment 1 - Questions for Residents](#)

3. ADJOURNMENT

4. UPCOMING MEETINGS:
February 6, 2018, 7:00 p.m.



18120 68TH AVENUE NE PO BOX 82607
KENMORE, WASHINGTON 98028

MEMO

TO: Planning Commission

FROM: Debbie Bent, Community Development Director 
Lauri Anderson, Senior Planner
Arthur Sullivan, ARCH Program Manager
Mike Stanger, ARCH Planner

DATE: January 24, 2018

SUBJECT: January 30 Public Meeting

On January 30, the Planning Commission will meet with mobile home park (MHP) residents. As we did at your meeting on January 23, we will ask other attendees not to speak at the meeting, to give the residents (and their representatives) time and space to present their perspectives on the topic.

The format of the evening is to have an initial short presentation by staff, followed by small group discussions organized by MHP. The list of questions mailed to residents will serve as the foundation for the small group discussions (see Attachment 1).

Small groups will be staffed as follows:

7031 NE 175th Street (Lakewood Villa): Commissioners Baker and McDonald, Debbie Bent.

7301 NE 175th Street (Inglewood East): Commissioners Olson and Vanderlinde, Mike Stanger

7000 and 7021 NE 181st Street (Lake Terrace and unnamed park): Commissioner Nugent, Bridgit Baker

7614 NE Bothell Way (Kenmore Village): Commissioner Mulcare, Arthur Sullivan

6837 NE 182nd Street (Lakewood): Commissioner Ohrenschall, Lauri Anderson. This group will have a Spanish translator available (Eliana Rey) and those from other parks needing an interpreter will be invited to join this group.

After 45 minutes spent focusing on the 4 questions provided to residents, 15 minutes could be used for general conversation about other topics, including residents' future plans, the benefits

of living in the parks, concerns about living in the parks, and reactions to the scenarios (if these topics had not already been addressed).

Each group would identify one or two representatives to summarize their group's discussion for the Planning Commission. Commissioners would return to their seats at the front of the room and representatives would speak from the lectern. Staff (whose job is to take notes) and Commissioners could augment the presentations, as could others in the group with a strong desire to speak.

Assuming each group spoke for 10 minutes, the meeting should conclude close to 9:00 p.m.

At the meeting, staff will have notepads and pens for group representatives and a handout encouraging attendees to comment in writing if they so choose. We also will provide an opportunity for residents to sign up for the Planning Commission email list with a checkbox to allow residents to self-identify as someone willing to provide basic household income information (to help staff analyze alternatives).

Attachments

Attachment 1: Questions provided to residents



Dear Resident:

A few days ago, you received an invitation to a meeting with the City of Kenmore Planning Commission to learn about and discuss future plans for the City's mobile home parks/manufactured housing communities. That meeting is scheduled for **Tuesday, January 30, from 7 to 9 p.m., at Kenmore City Hall (18120 68th Avenue NE).**

Current rules in the City allow redevelopment of the manufactured housing communities into other uses. As requested by the City Council, the Planning Commission is considering different ways city rules could be changed to increase the likelihood of preserving existing manufactured housing or to reduce the impacts if a property is redeveloped.

To start the discussion on January 30, the Planning Commission asks that you consider the following questions:

1. Would you be interested in/willing to help with the purchase of your park by the residents or a non-profit? This could involve your participation in financing and managing the overall property, including creating a homeowners' association and overseeing ongoing maintenance of the grounds (roads, water lines, etc.) either directly or through a property manager.
2. If your park were to be redeveloped, are there ideas that would make relocation more acceptable to you? For example, relocation assistance, "right of first opportunity to rent or buy" a rent-controlled apartment in the new building, longer timeframe for notice of the park closure, etc. Which ideas would be most helpful?
3. Do you have other ideas that would balance the City's desire to preserve existing affordable housing with the desire to provide more new housing units?
4. The Planning Commission's focus is on land use regulations. Financial assistance measures could be part of a future City Council discussion. What financial assistance measures would be helpful with the goal of preserving existing housing in the manufactured housing communities or minimizing fees/costs to residents?

After the meeting on the 30th, the Planning Commission will be reconsidering the following three preliminary scenarios based on the public feedback:

Scenario 1. (a) For certain mobile home parks (MHPs), control redevelopment by rezoning to designate MHPs as a permitted use and limiting other currently permitted land uses, (b) Rezone these parks to allow park owners to transfer their development rights (TDR) from the MHP to another designated area and property where increased density is suitable. The TDR would be in exchange for the park owner and/or its buyer having to preserve the MHP use of the park. In this scenario, the park owner could sell its "lost" density to an owner (or buyer) of other TDR designated property seeking to build higher density housing. (c) Because Kenmore has limited areas that are suitable for TDR density increases, and because affordable housing is a regional problem, the Commission is interested in pursuing a TDR agreement with other cities to increase the opportunities and likelihood for TDR transactions to occur.



Scenario 2. (a) Rezone certain MHPs for greater density but require new development to include a certain percentage of units as affordable for residents at a level of income roughly equivalent to the housing costs that mobile home park residents are currently paying. The goal is for redevelopment to include at least as many affordable units as the number of living units at the MHP that would be redeveloped. (b) As part of this, provide the current MHP residents with a "right of first opportunity" to rent the newly built affordable units. (c) For residents who do not want to move into the new units, provide a certain amount of relocation assistance funds to facilitate their relocation. The relocation assistance amount is a direct financial assistance item to be considered by the City Council.

Scenario 3. The Commission has been informed that there is a state agency and/or program that assists MHP residents with financing the purchase of their MHP in the event the MHP owner chooses to sell. The Commission has also been told that this program contains certain financial requirements that make it difficult for residents to borrow funds sufficient to offer a purchase price that meets fair market value for the property. The Commission is interested in exploring ways in which the City of Kenmore could assist residents seeking to use these programs (i.e., bridge the financing gap) so that MHP residents could finance a purchase at the market price of the MHP. Like relocation assistance, this would be a direct financial assistance item to be discussed by the City Council.

If you have any questions, please contact Lauri Anderson, 425-398-8900, landerson@kenmorewa.gov.

See you on the 30th!