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

Thursday, March 15, 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. **CITIZEN COMMENTS**

3. **APPROVAL OF MINUTES**

   January 23, 2018 Planning Commission Meeting Minutes
   January 30, 2018 Planning Commission Meeting Minutes
   February 6, 2018 Planning Commission Meeting Minutes

4. **AGENDA ITEMS**

   Staff Memo: Mobile Home Park Discussion Continued
   Attachment 1 - Notes from 01/23/18
   Attachment 2 - Notes from 01/30/18
   Attachment 3 - Existing mobile home zoning
   Attachment 4 - Water/Sewer Charges
   Attachment 5 - Housing Capacity Information
   Attachment 6 - Response to legal questions
   Attachment 7 - Council Goals 2018 - 2019
   Attachment 8 - Spencer 68 Information
   Attachment 9A-D - Example overlay zones
   Attachment 10 - Feasibility anaylsis
   Attachment 11 - Summary Table
   Attachment 12 - Email from Walt Olsen

5. ADJOURNMENT

6. UPCOMING MEETINGS:
March 20, 2018, 7:00 p.m.

City of Kenmore
Planning Commission Meeting
January 23, 2018 @ 7:00 p.m.

Planning Commission Members – In Attendance

Douglas Nugent, Chair
Mark Ohrenschall, Vice Chair
Carol Baker
Scott McDonald
Dennis Olson
Mike Vanderlinde

Consultants & Staff

Debbie Bent, Community Development Director
Lauri Anderson, Senior Planner
Bridgit Baker, Admin Assistant
Arthur Sullivan, ARCH
Mike Stanger, ARCH

Mobile Homes Park Property Owners & Representatives

Beau Harer
Jeremy Millard
Jon Millard
Russ Millard
Walt Olsen
Chad Ozog
Jim Perkins
Bill Schnall
Daniel Stoner

1. CALL TO ORDER

The meeting was called to order by Chair Nugent at 7:00 p.m.

2. AGENDA ITEMS:

The meeting was designed as a roundtable with the Mobile Home Park (MHP) owners and representatives. There was a list of pre-prepared questions for the MHP property owners in the Planning Commission memo's attachment to help facilitate the meeting. The responses to questions varied by MHP owners and representatives based on their perspectives and locations.

Following the MHP owner roundtable was a discussion about the format and questions to discuss for the January 30th meeting with the MHP residents. The Commissioners agreed that a break-out of 5 tables by park with 1 staff (notetaker) and 1-2 Commissioners was the most ideal. Each break-out group would identify 2 representatives to report back to the full Commission at the end of the meeting. The questions to ask the MHP residents were condensed and modified.

Commissioner Baker motioned to cancel the February 20, 2018 meeting which was seconded by Commissioner Vanderlinde. The motion passed 6-0 with no abstentions.

3. ADJOURNMENT

Chair Nugent adjourned the meeting at 9:33 p.m.

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Planning Commission

Approved by Planning Commission on: ________________________

City of Kenmore
Planning Commission Meeting
January 30, 2018 @ 7:00 p.m.

Planning Commission Members – In Attendance

Douglas Nugent, Chair
Mark Ohrenschall, Vice Chair
Carol Baker
Mike Mulcare
Dennis Olson
Scott McDonald

Consultants & Staff

Debbie Bent, Community Development Director
Bridgit Baker, Admin Assistant
Tela Whiteman, Permit Technician
Arthur Sullivan, ARCH
Mike Stanger, ARCH
Eliana Rey, Spanish Interpreter

1. CALL TO ORDER

The meeting was called to order by Chair Nugent at 7:00 p.m.

2. AGENDA ITEMS:

The meeting was designed to create a discussion with the Mobile Home Park/ Manufactured Housing Community Residents. Each group was broken out by Mobile Home Park and contained at least one Planning Commissioner, City Staff/Consultant and a Park Representative. The groups were as follows:

6837 NE 182nd St (Lakewood), and 7000 and 7021 NE 181st St (Lake Terrace) – Planning Commissioners: Douglas Nugent and Mark Ohrenschall, City Staff/Consultants: Bridgit Baker, Tela Whiteman and Eliana Rey

7031 NE 175th St (Inglewood East) – Planning Commissioner: Dennis Olson, City Staff/Consultant: Mike Stanger

7301 NE 175th St (Lakewood Villa) – Planning Commissioners: Carol Baker and Scott McDonald, Staff/Consultant: Debbie Bent

7614 NE Bothell Way (Kenmore Village) – Planning Commissioner: Mike Mulcare, City Staff/Consultant: Arthur Sullivan

Each group was given the same set of questions/scenarios that were mailed to the mobile home park residents prior to the meeting and the park residents were asked for ideas, concerns and suggestions related to these. At the end of the group discussion, each of the park representatives presented a summary of their ideas, concerns and suggestions to the congregation.

Chair Nugent explained the process of the Planning Commission meetings and how to view prior meetings.

3. ADJOURNMENT

Chair Nugent adjourned the meeting at 9:26 p.m.

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Planning Commission

Approved by Planning Commission on: _______________________

City of Kenmore
Planning Commission Meeting
February 6, 2018 @ 7:00 p.m.

Planning Commission Members – In Attendance

Douglas Nugent, Chair
Carol Baker
Mike Mulcare
Dennis Olson
Scott McDonald
Mike Vanderlinde

Consultants & Staff

Debbie Bent, Community Development Director
Lauri Anderson, Senior Planner
Bridgit Baker, Admin Assistant
Mike Stanger, ARCH

1. CALL TO ORDER

The meeting was called to order by Chair Nugent at 7:00 p.m.

2. CITIZEN COMMENTS

Robert Spurlock, 30-year resident of a Kenmore Mobile Home Park. He feels that living in a mobile home is an economical way to live. As well as an affordable way to own his own home.

Bob Humble, 7031 NE 175th St #6, Kenmore, WA 98028. He is a 7-year resident of the mobile home park. A large percentage of the residents live on Social Security. He explained that of his $1204/month Social Security income, $630 of it goes to rent and that doesn't even include the cost of medication that many others must pay for. Many of the mobile home park residents won't have a place to go if they are asked to move out.

Stacey Valenzuela, resident at Lakewood Villa MHP. 6-years ago she owned a home and had a job prior to becoming disabled. If it wasn't for her IRA that she had to live on, she would be homeless while Social Security took 5 years to review her claim. She feels that the seniors, veterans and disabled should be taken care of through low and affordable housing availability in Kenmore. She would like to see new developments have a 4:1 ratio of low-affordable housing with a developer caring enough to do this. Additionally, she recommended creating senior, veterans and homeless tiny home villages. Stacey submitted letters to city staff from other citizens.

Joanna Crocker, resident at Inglewood East MHP. There is a common misperception that mobile home residents are living off subsidies and living the "mobile home lifestyle". Her story is like Ms. Valenzuela's except it was a teen driver that caused her accident. She loves living in the park. She is curious to see if the Planning Commission would be interested in taking Scenarios 1-3 off the table and look to see what it would take to keep the mobile home parks. She believes that the change will add cost to the city, county and state through increased health costs. Additionally, the setbacks on a few of the parks limit what can be built.

John Krumwiede, 7301 NE 175th St, Kenmore, WA 98028. He thanked the Planning Commission for listening and said it's heartening to know that Kenmore cares. The most vulnerable need a place to stay and the mobile home parks provide a good alternative. They all feel a sense of community. There were two residents that have lived to 103 years old and largely because they had daily care, help and support from their neighbors. He feels that having a safe place to live is one of the most important things in our lives. It is a lot more than an apartment. He would like to see Kenmore open land up and provide space for other mobile homes.

3. APPROVAL OF MINUTES

Commissioner McDonald motioned to amend the January 2, 2018 minutes to include his attendance which was seconded by Commissioner Baker. Chair Nugent motioned to amend to correct the spelling of Ishbel Dicken's last name on the January 2, 2018 minutes which was seconded by Commissioner Baker. The motion to approve the amended minutes passed 6-0 with no abstentions.

5. AGENDA ITEMS:

The meeting began with a recap of both the January 23, 2018 and January 30, 2018 meetings. The Commissioners conveyed the ideas and concerns that were presented in their groups. Commissioner McDonald was intrigued by the idea he heard about making new parks or tiny homes and moving the residents of the closing parks to them. Commissioner Baker relayed that a common theme in her group was a desire and interest in feasibility for residents to purchase their park. Chair Nugent conveyed that many of the residents from his group were very interested, but skeptical about the idea of moving into apartment units set aside for affordable housing.

Debbie Bent recapped some additional ideas and scenarios that were heard and will also be summarized in a collection of notes taken. Staff was asked to start researching the specifics on some of these ideas. A concern was raised that if the Planning Commission was unable to get this done by May 11, 2018, then maybe the Council should extend the moratorium.

Staff was asked to send all comments of the meetings to the Planning Commission so they have time to review and prioritize them prior to the next meeting.

There is a scheduling conflict with the March 6, 2018 meeting so it will need to be rescheduled. Chair Nugent asked the citizens to check the City of Kenmore's website for the rescheduled date.

6. ADJOURNMENT

Chair Nugent adjourned the meeting at 7:50 p.m.

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Planning Commission

Approved by Planning Commission on: ________________________

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

MEMO

TO: Planning Commission

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

DATE: March 8, 2018

SUBJECT: Mobile Home Park Discussion, continued

The goal of your two meetings in March (Thursday, March 15 and Tuesday, March 20) is to review background materials related to the mobile home park discussion, consider the list of possible scenarios, and identify criteria that could be used when evaluating scenarios for each of the six mobile home parks. If the list of possible scenarios and the evaluation criteria could be "finalized" on March 15, the March 20 meeting could be used to assign preliminary scenarios to the different parks in preparation for a public hearing in April. Otherwise, your April 3 meeting will be used for the preliminary assignment task.

Background Information

Notes from the January 23 meeting with the mobile home park property owners are included as Attachment 1.

Attachment 2 includes the small group discussion notes from January 30, along with a summary of the information presented to the Commission at the end of the meeting from the group representatives. (A Spanish translation of these materials is available on the City's website.)

Attachments 3-10 are informational materials requested by the Commission. Attachment 11 is the summary of park features provided at an earlier meeting.

Staff was unable to find the following information:

- Bothell Planning Commission's discussion around initial creation of their mobile home park overlay. The overlay was developed more than 20 years ago and the background information is unavailable.

- Approach taken by the City of Des Moines to redevelopment of a mobile home park (cited by Mr. Olsen representing Lakewood Villa). The approach was not the result of a

City regulation, but rather a voluntary measure taken by the property-owner (see Attachment 12).

- Preservation incentives in other jurisdictions for mobile home park property-owners. Although several jurisdictions have incentives (reduced utility charges, etc.) related to affordable housing in new development (Puyallup, for example), staff could not locate similar incentives specific to existing mobile home parks.

Scenarios

To date, the Planning Commission has considered three scenarios for the parks:

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.

As a result of the public meetings, and additional information gleaned from staff research on the topic, additional scenarios have been identified:

- Incentivize park preservation through a variety of techniques: direct assistance (for example, loans for infrastructure upgrades, reduced utility bills and fees, or tax incentives) or through increasing allowable density or decreasing affordable housing requirements over time in exchange for some period of preservation. Obtaining first right of refusal to buy the park could be part of this approach.

- Rezone other property in the City for development of a new mobile home park(s) and then develop the new park(s) for existing MHP residents. The rezoning could occur in areas that are presently zoned for single-family development or on other large low-density properties (church properties were identified).

- Mitigate for loss of a MHP through redevelopment by:

  - Requiring developers to purchase other existing affordable housing in Kenmore (existing apartments, for example) in exchange for redevelopment. As units in the purchased properties turn over, the MHP residents could move in.
  - Consider cascading redevelopment so that as new affordable units are created in the City, the MHP residents would have the first opportunity to rent them, thereby freeing up the park(s) for redevelopment.

- Rezone some parks with a "senior mobile home park overlay" that would allow only a very limited number of other uses. This scenario does not necessarily include TDR.

- Allow applicants for projects that could achieve higher densities through provision of affordable housing (for example in the TOD District, in zoning districts with affordable housing incentives, or through the residential density incentives program in the Zoning Code) to "purchase" their affordable units (pay a fee-in-lieu to the MHP property owner) in exchange for higher density.

The Planning Commission should determine whether or not these additional scenarios should be added to the list for consideration or whether other unidentified scenarios should be considered.

<u>Criteria for Evaluating Scenarios</u>

Once the Planning Commission has settled on a list of possible scenarios, assigning those scenarios to each of the mobile home parks could begin. Staff has identified criteria that could be used to evaluate the differences between the six mobile home parks. Those criteria are:

- Size of park
- Ratio between existing density and allowable density (percent)
- Consistency with the City's vision
- Age restrictions for residents
- Owner's redevelopment timeline
- Age of structures (% post-1976)
- Potential for long-term preservation of the park (park condition)

The Planning Commission may have other criteria that would be useful in this discussion.

Attachments

Attachment 1: Notes from the January 23 property owner meeting
Attachment 2: Notes from the January 30 resident meeting
Attachment 3: Existing mobile home park zoning standards
Attachment 4: Water/sewer charges for MHPs
Attachment 5: Housing targets and capacity
Attachment 6: Response to legal questions
Attachment 7: 2018-2019 City Council Goals
Attachment 8: Spencer 68 information
Attachment 9: Example overlay zones (Tumwater, Bothell, Lynnwood, Snohomish County)
Attachment 10: Feasibility analysis for scenarios
Attachment 11: General background information on the MHPs
Attachment 12: Email from Walt Olsen

Planning Commission Meeting 1/23/18: Meeting with Mobile Home Park Property Owners and Representatives:

Beau Harer (representing owners, generally)
Jeremy Millard, Jon Millard, Russ Millard (7031 NE 175th Street, Inglewood East)
Walt Olsen (representing owner of 7301 NE 175th Street, Lakewood Villa)
Jim Perkins (7000 and 7021 NE 181ST Street, Lake Terrace)
Bill Schnall and Chad Ozog (7614 NE Bothell Way, Kenmore Village)
Daniel Stoner (6837 NE 182nd Street, Lakewood)

1) **What is your 5-, 10-, 15- year vision for your property?**
   - Millards: Company is Park Preservations. Want to preserve the park.
   - Perkins: Wants to sell and have someone else develop it. Could one park be redeveloped, then move residents of another park into the new building?
   - Olsen: Have a 10-15 year plan. Want to hold it.
   - Stoner: No plans to develop for 5-10 years.
   - Schnall: Has only park in the TOD District. Continues to get offers. Property should be redeveloped; infrastructure is not what it needs to be. Has had no talks with any developers.

2) **Are there issues that could limit any redevelopment plans? For example, existing zoning, size of lot, critical areas (wetlands, streams, waterfront, etc.)?**
   - Ozog: Swamp Creek is directly to the north.
   - Millards: River impacts property.
   - Stoner: No restrictions
   - Perkins: No restrictions

3) **What are the biggest challenges to preservation of your mobile home park and others in Kenmore? What would be the most effective action(s) the City of Kenmore could take to help you preserve your park?**
   - Millards: Potential actions include tax benefits that could pass through to residents, reduced operating costs, utility incentives for low-income households (as in Bothell), no- or low-interest loans to make improvements. Replaced sewer lines, pedestals in another park and cost $4 million.
   - Perkins: How beautify downtown Kenmore when have parks?
   - Olsen: Represents 100-150 parks. Taxes, utilities are a challenge. Other challenge is replacing mobile homes. Codes may make this difficult.
   - Stoner: Old, old pipes. Built as World's Fair temporary housing. Trailers are tight; hard to find a single-wide that's only 45' in length. Looking for incentives.
   - Schnall: Infrastructure costs are very prohibitive. Why would City want to preserve his park? 10% affordable housing requirement in TOD would be enough units to replace all of the mobile homes in his park. Ozog: garbage trucks can't come in to site; damages concrete.

4) **Under what conditions would sale of the park to the residents or a non-profit be acceptable?**
   - Schnall: Each tenant would have to pay $250,000. Some public entity would have to buy the park.
   - Millards: Takes a lot of upfront money and time. Have to close within 30-60 days. Couldn't compete with another purchaser. ROC needs 6-9 month window to accomplish purchase.
   - Stoner: Don't want to sell. Plan to develop sometime in the future.
   - Olsen: Would sell under market conditions.
   - Perkins: Wants to sell. Useful life is over; financial viability is over.

5) **What are your reactions to the scenarios discussed so far by the Planning Commission?**

   <u>Scenario 1 (TDR)</u>
   - Millards: TDR doesn't work if want to develop the property. "Grand bargain" is more attractive. How robust is the TDR market? Don't oppose TDR; would be happy to sell units. Prefer TDR to Bothell overlay zone.
   - Olsen: More stick than carrot with TDR approach. Hard to know if there's a market. Not much better than an overlay.
   - Stoner: Questions value of TDR, but it's better than overlay approach.
   - Schnall: Would get money, but then infrastructure deteriorates and can't be upgraded. More units would bring more people to Kenmore. Ozog: Could another property be developed for a mobile home park? Would have to raise rents for infrastructure improvements.

   <u>Scenario 2 (New development)</u>

   - Schnall: Good scenario.
   - Millards: Not viable to have $600 rents.
   - Stoner: 20% affordable units is not feasible. Challenge is that the absorption rate in Kenmore is unclear. Can't build a 400-unit building in a community with a limited track record for multifamily. Most mobile homes are 2-bedroom; this is the least cost effective to build. Make least money on this option.
   - Olsen: Agrees with Stoner.
   - Perkins: This option has challenges.

   <u>Scenario 3 (Park purchase)</u>

   - Ozog: If residents can compete in timeframes, would sell to them. Schnall: Would advise residents not to buy.

6) **Various ideas have been raised to mitigate the impacts on residents of park closures, including relocation assistance, guaranteed right-to-rent in new affordable units, a longer time for notice of park closure, and more. Which of these or other ideas would you support or consider; and**

7) **Do you have other ideas that would balance the City's desire to preserve existing affordable housing with the desire to provide more housing units generally; and**

8) **The Planning Commission focus is on land use regulations. Financial assistance measures could be part of a future Council discussion. What financial assistance measures would be helpful, in particular with the goal of preserving the existing housing in the MHPs or minimizing operational costs to owners or fees/costs to residents?**

- Schnall: No other ideas. Ozog: Current parks not made to last. Could new parks be built in another place in Kenmore?
- Millards: Building a park is risky. Need incentive zones. Should get tax reduction if providing a public benefit. Low interest loans for housing upgrades would help. Allow mixed use/apartment development where laundry is.
- Stoner: Transition assistance. Doesn't really help to have more than one year of notice and affects feasibility of project. If an incentive increases over time, makes it harder to forego that incentive.
- Olsen: The State is considering some options. Affordable housing should be shouldered by everyone, not just the 6 mobile home park owners. Takes time to do a relocation plan and get it approved. Could end up with a ghost town park. Puyallup has a voluntary program—10 years of preservation equals ten years of reduced taxes.
- Perkins: Residents should have guaranteed right to apply for new housing, but may not want to rent to someone.

Planning Commission Meeting 1/30/18: Meeting with Mobile Home Park Community Residents (Staff Notes: Bridgit Baker; Planning Commissioners: Douglas Nugent and Mark Ohrenschall; Interpreter: Eliana Rey)

6837 NE 182nd Street (Lakewood), and 7000 and 7021 NE 181ST Street (Lake Terrace) Group Discussion

1) **Park residents option to buy as a group?**
    - Yes, would the city offer to help?
    - If there are too many issues with the park or purchase would the city also be willing to help?
    - If the MHP community decides to move forward with the purchase of the park, would the city be willing to facilitate with the legal backing?
    - The group would need to elect someone to represent the group in the purchase.
    - Lakewood MHP received a letter from the owner stating that they have no plans to develop the land.
    - The residents were interested in purchasing, but wanted to know the approximate assessed value of the land. It currently was 3.2 million, but it could go higher.

2) **Ideas that would make relocation acceptable if park was developed?**
    - Concerned that the city is interested in purchasing the park.
    - Residents wanted to know if the city would pay for their trailers
    - The MHP is a private party aside from the moratorium. They could have sold at any time and the Planning Commission is trying to protect property rights at the same time help either stay there or find another place.
    - An idea would be for the city to pay/cover relocation costs.
    - Concern for moving the trailers because most of them can't be moved.
    - Is there a possibility that the City could arrange to buy out the trailers?
    - There is a difference because some residents own and others rent their trailer.
    - Some would be interested in an option to be first to rent other apartments nearby if they could afford. Those that were not interested in that said it was because of costs. "Do you think we would live in the park if we could afford it".
    - If owners did sell, would they allow them to live rent free for that year?

Planning Commission Meeting 1/30/18: Meeting with Mobile Home Park Community Residents (Staff Notes: Tela Whiteman; Planning Commissioners: Douglas Nugent and Mark Ohrenschall; Interpreter: Eliana Rey)

6837 NE 182nd Street (Lakewood), and 7000 and 7021 NE 181ST Street (Lake Terrace) Group Discussion

1) **Park residents option to buy as a group?**
    - Yes, but how can the City help aid this process?
    - Per commissioners, process will be very difficult and costly as they would need to elect a representative who could spend the time on the project
    - Questions about what assistance the City could offer residents, i.e. legal assistance or financial assistance
    - A letter from the owner of Lakewood MHP stating they have no interest in developing the land was presented by a resident of the park; all residents received this letter
    - The approximate assessed value of the land was currently $3.2 million which does not reflect market value which would be higher

2) **Ideas that would make relocation acceptable if park was developed?**
    - Questions and concerns were raised from residents about how the costs would lay out – would the rent be the same as they pay now?
    - Would the City pay for the trailers? Some trailers are too old for relocation but residents have invested money and own the trailers
    - Would the City buy land as a place for relocation?
    - From Commissioners: would residents be interested in first right to rent/buy the newly developed property? For the residents, this scenario presents two problems, that they cannot afford to purchase or rent in the new development even with affordable rates, and many residents would not be eligible due to immigration status and therefore lack of credit report
    - Would the City be willing to pay rent so residents could save for relocation?
    - Residents were in favor of a notification period longer than 1 year
    - Disadvantages to relocation would also include moving students away from their school district
    - There was confusion from many residents regarding the purpose of these discussions who believed all the questions point to the City knowing that MHP owners are going to sell

Planning Commission Meeting 1/30/18: Meeting with Mobile Home Park Community Residents (Staff Notes: Mike Stanger; Planning Commissioner: Dennis Olson)

7031 NE 175th Street (Inglewood East) Group Discussion

40 to 45 participants.

55-and-over community located on Sammamish River.

1) **Interest in park purchase by residents or non-profit:**
   - About half of the participants raised their hands when asked if they would be interested, if opportunity arises.
   - Residents have an HOA, which some members said they would try to use to gather information and participation and determine feasibility (noting that present owners say they have no interest in selling at this time.
   - Would want full shares in equity.

2) **Ideas that would make relocation acceptable if park developed:**
   - Buy out full value of their homes.
   - First and last months' rent and deposits.
   - State's present relocation program doesn't help, except to get rid of their home.
   - There's no place else available nearby they can afford to live. Some, even in their 70s and 80s, work in order to make ends meet. Others aren't physically able to work.
   - For one homeowner, pad rents have risen from $525 to $680. Another said $500 to $800. (No timelines given.)
   - Nearly everyone indicated Kenmore would be the first choice for relocation. Many social and economic ties: family, jobs, doctors, churches. Many have lived in Kenmore more than a decade.
   - Relocation discussion has created a lot of stress for some residents.

3) **Other ideas to balance preservation of existing housing with providing more new units:**

4) **Ideas for financial assistance to preserve existing housing or minimize residents' costs/fees:**
   - Kenmore has an opportunity to show other communities how to care for each other.
   - If city council members believe $1.2 million is not that much to pay for a pedestrian and bike bridge on 68th, what are they willing to spend to keep manufactured home owners in their homes?
   - Provide financial incentives for taxes that then go back to the residents or rent control.

5) **Scenario 1:**
   - Only feasible alternative to present situation.
   - Millards do a good job maintaining the park.
   - How would affordability be maintained?

6) **Scenario 2:**
   - Need to distinguish affordable housing for apartments from home ownership. Want to live in a home they own where residents can make investments which they can’t do in an apartment.
   - Residents invested in Kenmore and in homes they own. They don’t want to move to a condo or an apartment.

Planning Commission Meeting 1/30/18: Meeting with Mobile Home Park Community Residents (Staff Notes: Debbie Bent; Planning Commissioners: Carol Baker and Scott McDonald)

<u>7301 NE 175th Street (Lakewood Villa) Group Discussion</u>

55-and-over community located on Sammamish River.

1) **Interest in park purchase by residents or non-profit**
    - Interest only if financially feasible, would need help from outside agency to qualify for financing.
    - Concern about ability to buy the property and then pay for the mortgage for residents with low or fixed income, unless money was given to buy the property.
    - If the owners aren't interested in selling the park then keep the park as is.
    - Need to distinguish affordable housing for apartments from home ownership. Want to live in a home they own where residents can make investments which they can't do in an apartment.
    - If residents have to leave they can't transfer title ownership of the home to get their investment back.
    - Rezone to a senior park to protect the park from development, there is still benefit to sell to another owner for the same use.
    - Concern that infrastructure has not been adequately maintained and no improvements made by the park owners so there may not be an opportunity to get an entity to help with park purchase.
    - If the City is concerned about the environment and preservation, then why doesn't the City build or allow new parks with small LEED certified affordable housing.
    - Provide financial incentives for taxes that then go back to the residents or rent control.
    - Scenario 1 is the only fair and equitable solution; Scenario 2 means residents are displaced and Scenario 3 is dependent on funding.

2) **Ideas that would make relocation acceptable if park developed**
    - If the City rezones for higher densities there are no options for displaced residents. Residents want to stay in Kenmore, in a home they own and they also don't want to move to a condo or an apartment.
    - Residents would be displaced there are no comparable rental options.
    - City should build more affordable units not luxury units.
    - Adding density means people are pushed out of their homes.
    - People bought their homes because they were affordable. It is not possible to relocate the home to a comparable location. Homes are too old to move or no-one wants them. Investment would be lost.
    - Financial relocation assistance should be available regardless of income.

- It takes about $18,000 to move a home plus all the other set up fees. Who is going to pay for this, the developer? The relocation assistance is not enough, only covers crushing the home.
- Residents can't afford to wait for a new building and they want to keep their nest egg and retirement and their investment in their home.
- There is no way to legally separate the resident's name from the title of the home.

3) Other ideas to balance preservation of existing housing with providing more new units

- Adding density creates overpopulation, more traffic and parking problems and this also displaces residents.
- Why doesn't the city move out the industrial area and use that for high rise, not the mobile home parks.
- The new high-rise buildings, rents are too high even for businesses.
- Provide tax incentives.
- Why displace existing residents to bring in new residents from outside Kenmore.
- Look at vacant lots to allow new parks or affordable housing and allow tiny lot and tiny housing as rents may be more affordable.

4) Ideas for financial assistance to preserve existing housing or minimize residents' costs/fees

- Tax incentives to park owners that are then passed down to residents.
- Assistance or loans to park owners so they can improve infrastructure including utilities. Preserve the park as a commitment if loans given.
- Rezone to mobile home parks as the #1 choice and provide money for infrastructure improvements.
- New affordable units have a higher affordability than tenants can afford who are fixed income or very low income.

Planning Commission Meeting 1/30/18: Meeting with Mobile Home Park Community Residents (Staff Notes: Arthur Sullivan; Planning Commissioner: Mike Mulcare)

7614 NE Bothell Way (Kenmore Village) Group Discussion

Approximately 20 participants.

General comment:

- Residents are mostly families. Many have children (2 -3). Also a few seniors.
- I have dealt with all the improvements to my home, have storage for all my stuff.
- Are Latinos welcome? Latinos want to be treated equally and fair.
- Are some seniors living on the property. What would they do if closes?
- Residents have been compliant.
- Limited communication with owner/property manager. No improvements by owner.
- Many have reinvested in remodeling their home. That is where their investment has gone and would lose that money.
- The lower rent they pay on land allows them to cover other expenses to take care of their family. If my wife has to also work because have to pay higher rents, impacts my family.

Question 1: Preserve through purchase

- Owner has neglected the property – not made any improvements.
- Would love to buy because it's our home and our place. Our kids love to play outside. the way it is today. If it would be apartment living, it would not be the same, we would not know everyone. We like the families and we all help each other. Our children have grown up here and would be emotional if had to leave.

Question 2: Relocation/Priority for new housing

- If provisions to allow existing residents to move into new apartments; how deal with the time between closing parks and new units available.
- What is available to help fund residents to move, or pay rent?
- If you were in our shoes, would you want this to be your option?
- I grew up in 'affordable' housing and was branded; I am not raising my kids in that situation.
- Apartments: What would be the rent levels? Would rent be based on income or would it be based on what paying now?
- If income increases, the rent would increase instead of being able to save money for things like a car or insurance.
- How would it make the situation better?
    - If relocation provides $2,000, all or most of that used just to get rid of home. Nothing to help with moving costs or move-in, or increased rent.
    - So if relocated, should be real help and not a small amount ($2,000). That amount doesn't help in the long run (e.g. moving costs, first and last month, deposit, cover higher rent).

- What happens if we have to move to another home? Would likely have the same situation occur there and then have to move again and again.
- Might have some information from SeaTac about costs to move.
- Longer than one year notice.
    - Some made investments only a year or two ago, so there would be no return.

Other ideas to make better

- Goal is to stay in our homes.
- Help us maintain our home.
    - Loans to help with maintenance
- Can be hard to get permits for some type of improvements (e.g. wanted to replace metal roof with regular roof, but couldn't get permit).
- If we don't like how the general grounds are looking, give residents an opportunity to fix it up.
- Thought there was a park in another city (Kirkland?) where removed the old units and replaced with more modern units.

Note in Spanish translated to English:
I would like for you to consider that it is not the same to live in an apartment than in a house, due to there not being the same freedoms of living. It is not the same in regard to payments either. We have a better life in our mobile home, we lead better lives and it helps our children and families.

Planning Commission Meeting 1/30/18: Meeting with Mobile Home Park Community Residents

Staff notes from final presentations to the Planning Commission by the small group representatives.

7031 NE 175th St: Lakewood Villa

- Rents are affordable and residents don't want to move.
- Moving cost are $18k plus relocation costs and $7k is not enough.
- Rezone to a senior mobile home park and have a public hearing before rezoning.
- Provide incentives to park owners to improve infrastructure
- Residents displaced and homeless for years if new homes are built.
- Protect the mobile home park and type of home choice.
- Give incentives to park owners.
- Why is more density needed when there are vacant lots and buildings?
- Keep Kenmore residents and workers in Kenmore.

7301 NE 175th St: Inglewood East

- Residents are part of a community.
- Homes were bought as understood park owners had no intention of selling.
- Residents invested and made improvements in their homes and owners of the park have profited.
- Need to keep the land and families and designate as a mobile home park.
- Allow new mobile home parks.
- Residents have started a Homeowners Association, they are a vulnerable community that needs protection.
- Scenario #1 is viable with a restricted use for mobile home parks. Scenarios #2 and #3 won't work.

7614 NE Bothell Way: Kenmore Village

- Love Kenmore and Kenmore Village is home. Want to live with dignity and respect.
- Help maintain the park and provide more help.
- Support all mobile home park communities to keep their homes.

7000 NE 181st St, 7021 NE 181st St and 6837 NE 182nd St: Lake Terrace, Lakewood

- If there is an opportunity groups would work together to buy the park but it would need to be affordable.
- There are still a lot of questions.
- Scenario #1 is the most viable option.
- Want options and in advance to include supporting movement of property close by or within Kenmore.
- Need time to prepare and opportunities to save money for ownership or other viable options.
- Need to provide reasonable costs and comparable costs.
- Support all residents regardless of immigration status.
- Allow options that would allow students to stay in their schools.
- Residents want to remain, this is their home.

4.

18.50.120 Mixed use development – Design features.

Mixed use development shall provide off-street parking behind or to the side of *buildings*, or enclosed within *buildings*, consistent with KMC 18.40.030 and any applicable design standards for the district. Relief from this requirement may be granted by the *city manager* only if the *applicant* can demonstrate that there is no practical site design to meet this requirement, or subject to exceptions for properties subject to Chapter 18.52 KMC, Downtown Design Standards. A 25 percent reduction of required parking is allowed if a *mixed use development* meets the criteria of KMC 18.40.040 for shared parking. [Ord. 11-0329 § 3 (Exh. 1).]

18.50.140 Mobile home parks – Standards for existing parks.

A. *Mobile home parks* established prior to the effective date of this code shall continue to be governed by all standards relating to density, *setbacks*, *landscaping* and off-street parking in effect at the time they were approved.

B. Placement of new accessory *structures* and replacement *mobile homes* in these *mobile home parks* shall be governed by the dimensional standards in effect when the parks were approved, unless two or more replacement *mobile homes* are proposed to be installed adjacent to each other under the flexible *setback* option set forth in KMC 18.50.160. Where internal *setbacks* are not specified, the average of the prevailing *setbacks* on the pads to either side of the proposed new or replacement *structure* shall apply.

C. No spaces or pads in an existing *mobile home park* shall be used to accommodate *recreational vehicles (RVs)*, except when the spaces or pads were specifically for RVs at the time the park was established.

D. An existing *mobile home park* may be enlarged, provided the proposed enlargement meets the standards set forth in KMC 18.50.150 and 18.50.160.

E. Both insignia and noninsignia *mobile homes* may be installed in established parks; provided, that all *mobile homes* supported by piers shall be fully skirted, and that nonstandard *mobile homes* shall meet the minimum livability and safety requirements set forth in KMC Title 15. [Ord. 11-0329 § 3 (Exh. 1).]

18.50.150 Mobile home parks – Standards for new parks.

New *mobile home parks* shall be developed subject to the following standards:

A. A *mobile home park* shall be at least three acres in area;

B. Residential densities in a *mobile home park* shall be as follows:

1. Six dwellings per acre in R-4 zone;
2. The base density of the zone in which the park is located in all R-6 through R-48 zones; and
3. *Mobile home parks* shall be eligible to achieve the maximum density permitted in the zone by providing the affordable housing benefit for *mobile home parks* set forth in Chapter 18.80 KMC;

C. Both insignia and noninsignia *mobile homes* may be installed in *mobile home parks*; provided, that noninsignia *mobile homes* shall meet the minimum livability and safety requirements set forth in KMC Title 15;

D. A *mobile home park* shall not exceed 90 percent impervious surface coverage;

E. At least one of the off-street *parking spaces* required for each *mobile home* shall be located on or adjacent to each mobile home pad;

F. Internal roads and sidewalks shall provide access to each mobile home space and shall be constructed in accordance with the *City street* standards for residential minor access *streets*;

G. There shall be a minimum of 10 feet of separation maintained between all *mobile homes* on the *site*, unless the flexible *setback* option set forth in KMC 18.50.160 is used. Accessory *structures* shall be located no closer than:

1. Ten feet to *mobile homes* on adjacent spaces, unless constructed of noncombustible materials, in which case the minimum *setback* shall be five feet;
2. Five feet to accessory *structures* of *mobile homes* on adjacent spaces; and
3. Five feet to the *mobile home* or other accessory *structures* on the same space, except a carport or garage may be attached to the *mobile home*, and the separation may be waived when such *structures* are constructed of noncombustible materials;

H. All *mobile homes* and RVs supported by piers shall be fully skirted; and

I. A *mobile home park* may include a storage area for RVs owned by residents of the park, provided the storage area contains no utility hookups and no RV within the storage area shall be used as living quarters. [Ord. 16-0428 § 13 (Att. I); Ord. 11-0329 § 3 (Exh. 1).]

18.50.160 Mobile home parks – Alternative design standards.

As an alternative to the *building* separation and internal *street* standards of KMC 18.50.150:

A. *Building* separation requirements or *setbacks* between *mobile homes* and accessory *structures* on adjacent spaces may be modified, provided:

1. The common walls meet the fire protection standards set forth in the International Building Code and the standards set forth in the International Fire Code for duplexes, multifamily and condominium *developments*, as applicable; and

2. Rental agreement clauses, by-laws or other legal mechanisms stipulate maintenance responsibilities for *structures*, *fences* and yards;

B. *Private streets* may be used with a minimum driving surface of 22 feet in width, provided:

1. The *streets* comply in all other respects with the *street* standards;

2. All required parking is located off-street and as specified in KMC 18.50.150(E); and

3. Such *streets* shall not:

a. Directly connect two or more points of vehicular access to the park; or

b. Serve over 100 *dwelling units* within the park. [Ord. 11-0329 § 3 (Exh. 1).]

18.50.180 Re-use of facilities – Purpose.

The purposes of KMC 18.50.200 through 18.50.220 are to:

A. Encourage the adaptive re-use of existing public facilities which will continue to serve the community, and ensure public review of redevelopment plans, by allowing:

1. Temporary re-use of closed public school facilities retained in *school district* ownership, and the reconversion of a temporary re-use back to a school *use*;

2. Permanent re-use of surplus nonresidential facilities (e.g., schools, fire stations, government facilities) not retained in *school district* or *public agency* ownership; or

3. Permanent re-use of historic *structures* listed on the National Register or designated as *City* landmarks. [Ord. 11-0329 § 3 (Exh. 1).]

18.50.200 Re-use of facilities – General standards.

The interim or permanent re-use of surplus nonresidential facilities in residential zoned areas shall require that no more than 50 percent of the original floor area be demolished for either permanent or interim re-use of facilities. [Ord. 11-0329 § 3 (Exh. 1).]

18.50.210 Re-use of facilities – Re-establishment of closed public school facilities.

The re-establishment or reconversion of an interim nonschool *use* of school facilities back to school *uses* shall require a site plan and the issuance of a change of use permit pursuant to KMC Title 15. [Ord. 11-0329 § 3 (Exh. 1).]

18.50.220 Re-use of facilities – Standards for conversion of historic buildings.

In order to ensure that significant features of the property are protected pursuant to Chapter 2.20 KMC, the following standards shall apply to conversion of historic *buildings*:

A. Gross floor area of *building* additions or new *buildings* required for the conversion shall not exceed 20 percent of the gross floor area of the historic *building*, unless allowed by the zone;

B. Conversions to *apartments* shall not exceed one *dwelling unit* for each 3,600 square feet of lot area, unless allowed by the zone; and

C. Any construction required for the conversion shall require certification of appropriateness from the *City* landmark commission. [Ord. 11-0329 § 3 (Exh. 1).]

18.50.230 Hazardous liquid and gas transmission pipelines.

A. Tracts and easements containing *hazardous liquid and gas transmission pipelines* and required *setbacks* from such pipelines may include the following *uses*, subject to other regulations applicable to each *use* and approval of the holder of the easement: utility *structures* not normally occupied necessary for the operation of the pipeline, landscaping, *trails*, *open space*, keeping of animals, agriculture, forestry, commercial signage, *wireless communication facilities*, and other compatible *uses* as specified on the face of the recorded plat or short plat; provided, that *structures* designed for human occupancy shall never be allowed within pipeline tracts, easements or *setbacks*.

4.

ATTACHMENT 4

Lauri Anderson

From:	Steve Hamilton <shamilton@nud.net>
Sent:	Monday, February 26, 2018 2:50 PM
To:	Lauri Anderson
Cc:	Tom Alexieff
Subject:	RE: Water/sewer charges for mobile home parks

Hi Lauri-

Please see my responses below in red.

From: Tom Alexieff
Sent: Monday, February 26, 2018 1:10 PM
To: Steve Hamilton <shamilton@nud.net>
Subject: FW: Water/sewer charges for mobile home parks

Steve – figured with all your knowledge maybe you could answer Lauri's questions?
Tom

From: Lauri Anderson [mailto:landerson@kenmorewa.gov]
Sent: Monday, February 26, 2018 12:14 PM
To: Tom Alexieff <talexieff@nud.net>
Subject: Water/sewer charges for mobile home parks

Hi Tom-- I'm not sure you're the right person to ask, but I am doing some research for the Planning Commission and they have some questions about how water/sewer charges are assessed for the mobile home parks. The questions are:

1. Is the water charge for each unit assessed using a meter? **No. All of the mobile home parks in our District have a master meter (one meter coming in to park). The owners of the park generally have sub-meters going out to the individual mobile homes, but we have nothing to do with them.**
2. Is the sewer charge a flat fee, or a percentage of the water charge, or is there some other mechanism used to establish the charge? **It could be both. All are charged a base rate of $107.02 per mobile home unit. For example, if a park has 10 units, their base rate would be $1,070.20. There could also be a usage charge if their water consumption is high enough, but that rarely happens with mobile home parks.**
3. If there are flat fees, what are the fee amounts? **Water base rate is $29.20 per unit. Sewer is above.**

If you're not the right person, could you provide a name?

Thanks!

Lauri

Lauri Anderson, AICP
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ATTACHMENT 5

Kenmore Housing Targets and Capacity Information

The 2015 Comprehensive Plan provides the following information:

TABLE H-G
EXISTING HOUSING UNITS, CAPACITY, AND TARGETS, KENMORE

Housing Type	2012 Existing		Remaining Capacity		Total if Built to Capacity	
	Units	Pct	Units	Pct	Units	Pct
Single-family Dwellings	6,471	74%	1,352	30%	7,823	59%
Multi-family Dwellings, total	2,264		3,151		5,415	
In residential-only zones	2,264	26%	742	16%	3,006	23%
In mixed-use zones	0	0%	2,409	53%	2,409	18%
Total	8,735		4,503		13,238	

Source: 2014 Buildable Lands Report (King County).

The City's 2012-2031 growth target (established by the King County Countywide Planning Policies) is 2,980 households, well under the remaining capacity (4,503 units). Most of the remaining capacity is in multifamily development in mixed use zones (2,409 units).

These capacity calculations do not include the density bonuses available through the TOD Overlay, the residential density incentives program or the Neighborhood Business rezoning. Density increases adopted through the Regional Business rezoning project also are not included.

ATTACHMENT 6

Lauri Anderson

From:	Jacob J. Stillwell <jstillwell@insleebest.com>
Sent:	Wednesday, February 07, 2018 2:09 PM
To:	Lauri Anderson
Cc:	Rod P. Kaseguma
Subject:	Legal issues - planning commission's work on affordable housing prevention

Lauri,

You asked us to research the legality of four strategies the city can take to mitigate the potential displacement of mobile home park renters caused by new development. I understand that the planning commission has already considered some of these strategies – sorry, there was a mix up on our end on whether we had already sent you this analysis.

1. Can the city rezone for greater density and require any new development to include affordable housing that replaces the eliminated MHP units? The city can rezone the property to increase base or maximum density. The city also can provide a density incentive for providing affordable housing. The number of units of affordable housing to earn a density incentive need not be tied expressly to the number of MHP units lost; however, the City could fix the number of affordable housing units based on the number of MHP units lost through development. Even though the density incentive need not be tied to the number of MHP units lost, it would be a good idea to include in the ordinance for the rezone recitals that mention the lack of affordable housing in the region, the status of MHP's as affordable housing, the current use of the property as a MHP, the occupancy the units in the MHP by low-income residents (or mostly low-income residents, whichever is true).

2. Can the city require developers to give displaced residents the "right of first opportunity to rent"? Under the city's police power and Article 8 section 7 of the state Constitution (No … city … shall … give any money … or credit to or in aid of any individual … except for the necessary support of the poor and infirm), the city can provide special rights and benefits to the "poor and infirm," which includes low-income people. So, displaced low-income MPH residents can be given the right of first opportunity to rent (this is different from a "first right to buy" addressed below). The city has discretion to determine eligibility for low income status (see, e.g., KMC 18.80.040, which uses "no greater than 30 percent of gross income for households at or below 50 percent of King County median income).

3. Can the city provide relocation assistance to displaced residents who choose not to move into the new units? As with the above analysis, the city is authorized under Article 8 section 7 to provide relocation assistance to low income people.

4. Can the city can give displaced MHP residents the "first right to buy"? As you highlighted in your January 18 email, the issue of whether the residents can be given a first right to purchase a MHP has been addressed by the state Supreme Court in the cases you forwarded. Under those cases, the city is not allowed to give MHP residents a first right to buy, because that would effectively condemn the property by eliminating the property owner's right to choose his or her buyers, without just compensation.

Please let me know if there are any other issues the city would like us to explore relating to the MHP's and their residents.

Jake

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City of Kenmore
Washington

2018 - 2019
City Council Goals

1. **To focus and emphasize multimodal transportation safety in the City of Kenmore with a specific focus on pedestrian, bicycle, and other means of travel.**
   - **Implement the Sidewalk Plan**
2. **To implement the Walkways and Waterways projects.**
3. **To continue to seek opportunities to complete a successful Lakepointe project.**
4. **To actively ensure the implementation of Sound Transit 3 Projects for SR 522.**
5. **To update and continue to implement the Economic Development Plan, with an emphasis on the following key points:**
   - **Advance public access to water**
   - **Create a vibrant, walkable downtown**
   - **Attract new businesses and support existing businesses**
   - **Promote the image of Kenmore**
6. To continue to implement a Parks Improvement Plan.
7. To increase the affordable housing stock.
8. To protect and enhance the water, air and forest environment.
9. To build community and create fun.
10. To continue to seek funds to mitigate State impacts on the City's transportation System.

ATTACHMENT 8

Information on the Spencer 68 project (6711 NE 182nd Street)

- Number of units: 222
- Number of affordable units: 56
- Income level for affordable units: 5 @ 50% AMI, 51 @ 85% AMI.
- Vacancy rate for the project: 5%
- Rents charged for units of various size, affordable and market rate: WAITING FOR INFORMATION

	50% AMI*	85% AMI*	Market Rate
1-bedroom	$960	$1,632	
2-bedroom	$1,080	$1,836	
3-bedroom	$1,200	$2,040	

*includes rent, utilities or utility allowance, and other mandatory charges (2017)

- Length of the waiting list, if any: WAITING FOR INFORMATION
- Expected time periods for vacancies of affordable units: WAITING FOR INFORMATION
- Length of time needed to fill the units (market and affordable): WAITING FOR INFORMATION

Staff contacted the Community Director at Spencer 68 on 3/2/18 to obtain the missing information. We will provide an update as soon as the information is available.

ATTACHMENT 9A

Chapter 18.49
MHP MANUFACTURED HOME PARK ZONE DISTRICT

Sections:

18.49.010 Intent.

The manufactured home park (MHP) zone district is established to promote residential development that is high density, single-family in character and developed to offer a choice in land tenancy. The MHP zone is intended to provide sufficient land for manufactured homes in manufactured home parks.

(Ord. O2008-009, Added, 02/17/2009)

18.49.020 Permitted uses.

Permitted uses within the MHP zone district are as follows:

A. Manufactured home parks in accordance with the provisions of TMC Chapter 18.48;

B. Designated manufactured homes on existing single lots of record, in accordance with the provisions of TMC Chapter 18.48;

C. Mobile home parks which were legally established prior to July 1, 2008;

D. One single-family detached dwelling per existing single lot of record;

E. Parks, trails, open space areas, and other related recreation facilities;

F. Support facilities;

G. Family child care home; child mini-day care center, subject to review by the community development director, the building official, and the fire chief.

(Ord. O2011-002, Amended, 03/01/2011; Ord. O2008-009, Added, 02/17/2009)

18.49.030 Accessory uses.

Accessory uses within the MHP zone district are as follows:

A. Storage sheds, tool sheds, greenhouses;

B. Private parking garages or carports;

C. Home occupations, as approved by the director of community development;

D. Noncommercial recreational structures which could include but are not limited to swimming pools and recreational ball courts;

E. Clubhouses and community centers associated with manufactured home parks.

(Ord. O2011-002, Amended, 03/01/2011; Ord. O2008-009, Added, 02/17/2009)

18.49.040 Conditional uses.

Conditional uses within the MHP zone district are as follows:

A. Churches;

B. Freestanding wireless communication facilities;*

C. Cemeteries;

D. Child day care center;

E. Schools;

F. Neighborhood community center;

G. Neighborhood-oriented commercial center;

H. The following essential public facilities:

1. Emergency communications towers and antennas;

I. Group foster homes;

J. Bed and breakfasts;

K. Temporary expansions of schools, such as portable classrooms.

*Wireless communication facilities are subject to Federal Aviation Administration (FAA) standards and approval, and furthermore are subject to provisions for wireless communication facilities in TMC Chapter 11.20, Communication Antennas and Towers.

(Ord. O2017-006, Amended, 07/18/2017; Ord. O2008-009, Added, 02/17/2009)

18.49.050 Density regulations.

Density regulations in the MHP zone district are as follows:

A. Site Area. All residential developments (except for the use listed in TMC 18.49.020(D)) must meet the following density requirements:

1. Minimum: six dwelling units per acre;

2. Maximum: nine dwelling units per acre, except that any density greater than eight dwelling units per acre shall be obtained only by purchase of transfer of development rights in accordance with TMC Chapter 18.57.

B. Density Calculation. The calculation of the density requirements in subsection A of this section is based on the portion of the site devoted to residential and associated uses (e.g., dwelling units; private community clubs; open space; stormwater detention, treatment and infiltration). The following land is excluded from density calculations:

1. Land that is required to be dedicated for public use as open space, right-of-way, or land on which development is prohibited by TMC Title 16, Environment, and land that is to be used for private roads. Provided, that portion of open space/park areas that consists of stormwater facilities and that is designed for active and/or passive recreational purposes in accordance with the drainage design and erosion control manual for Tumwater shall not be excluded from density calculations.

2. Land that is intended for future phases of development.

3. Land that consists of lots devoted to uses other than residential and associated uses, including but not limited to support facilities (except for stormwater detention, treatment and infiltration facilities).

C. Land coverage, maximum impervious surface: eighty-five percent of total area of the parcel.

D. Structure height: forty feet, maximum; provided, that no structure shall penetrate imaginary airspace surfaces as defined by 14 C.F.R. Part 77. A map that provides detailed information on ground and imaginary airspace surface elevations is available for inspection in the community development department.

E. Yards.*

1. Front: ten feet minimum from frontage property line.

a. Driveways in front yards on property lines abutting a public right-of-way must be a minimum of eighteen feet in length as measured along the shortest edge of the driveway starting from the front property line.

2. Side: five feet from property line, minimum.

3. Rear: five feet from property line, minimum.

Where structures are constructed over one story, the setback from the adjacent property line or lines shall be increased by ten feet for every story above the ground level story of the proposed new building, and shall be completely screened from view in accordance with TMC Chapter 18.47.

F. Open Space/Park Area. To the extent necessary to reasonably mitigate direct impacts, a minimum of ten percent of the gross site area shall be set aside as open space/park area meeting the following minimum standards:

1. For the purpose of calculation of the open space/park requirement, the open space/park area shall be separate and distinct from required yards, setbacks and landscaped areas, but may include areas of native vegetation that are allowed to fulfill the landscaping requirements of TMC Chapter 18.47. Open space/park areas may also include wetlands and their buffers, other

critical areas, and stormwater facilities that are designed for active and/or passive recreation opportunities in accordance with the drainage design and erosion control manual for Tumwater.

2. All open space/park areas must include any two or more facilities for active and/or passive recreation from the lists below. At least one of the required recreation facilities must be from the list of active recreation facilities (this area may include stormwater facilities that are designed for active and/or passive recreation opportunities in accordance with the drainage design and erosion control manual for Tumwater).

a. Active Recreation Facilities.

i. Children's play equipment, such as slides, swings, and play structures.

ii. A paved hard court for activities such as basketball, tennis, pickleball, etc.

iii. A flat, open lawn area that may serve as a ball field for active play.

iv. Other active recreation facility if approved by the community development director upon consultation with the Tumwater parks and recreation director.

b. Passive Recreation Facilities.

i. Facilities for walking, such as trails, benches, etc.

ii. Picnicking facilities, such as picnic tables, shelters, etc.

iii. Public plazas.

iv. Year-round water features such as a fountain, pond, stream, etc. These water features may be incorporated as part of a stormwater facility designed in accordance with the drainage design and erosion control manual for Tumwater.

v. Other passive recreation facility if approved by the community development director upon consultation with the Tumwater parks and recreation director.

3. The open space/park area shall have convenient access for residences of the development and shall be consolidated to provide maximum access, visibility, usability, minimization of impacts to residential uses, and ease of maintenance. The requirement that the open space/park area be consolidated may be waived by the director of community development upon a finding that the residents of the development would receive a greater benefit if the required open space/park area were provided in another configuration due to the unique topographic conditions or fish and wildlife habitat values of the site.

4. The open space/park area shall be designed and placed in consideration of existing and potential open space/park areas on adjacent parcels to consolidate or provide future opportunities for consolidation of neighborhood open space areas.

5. Except where removal is required to meet active recreation requirements in this chapter, existing trees and significant vegetation shall be retained in open space/park areas unless an

alternate landscaping plan for such areas is required or approved by the community development director.

6. Cash, or like value of land area and improvements located within the appropriate neighborhood parks planning area, may be donated to the city to fulfill the requirements of this section. The amount of cash required will be determined using a formula based on the cost of meeting the adopted level of service for neighborhood parks in the Tumwater parks and recreation plan.

7. Open space/park areas shall be held in single ownership where such ownership assumes full responsibility for maintenance and operation, or held in common ownership by all of the owners in the development area through a homeowners' association or similar organization. The city as a condition of approval may choose to accept dedication, or the maintenance and operation responsibilities for the area, when the area to be dedicated is one or more of the following:

a. Greater than five acres.

b. Adjacent to an established or future city park or school grounds.

c. Includes access to a body of water, wetland, important fish/wildlife habitat, or other environmentally sensitive area.

d. If the city determines it is in the public interest to accept public dedication.

*See Diagram 18.04.670, Yard Determination Diagram, in TMC 18.04.230, Y definitions.
(Ord. O2016-037, Amended, 01/03/2017; Ord. O2011-002, Amended, 03/01/2011; Ord. O2008-009, Added, 02/17/2009)

18.49.070 Use exception.

A. A mobile/manufactured home park owner may request a use exception or modification from the application of the MHP zoning to their property as set forth below.

B. The property owner shall submit an application on forms prepared by the community development department, with documentation demonstrating that application of the MHP zoning meets the criteria below.

C. The city council may approve the property owner's request for a use exception if the property owner demonstrates:

1. They do not have reasonable use of their property under the MHP zoning; or

2. The uses authorized by the MHP zoning are not economically viable at the property's location.

If the request is granted by the city council, the property shall revert to its previous zoning designation without further action by the council.

D. In addition to the application, a relocation plan must be submitted detailing, at a minimum, the pertinent laws (city, county, or state), an explanation of tenants' rights according to state law, a list of sources of assistance (governmental, financial, etc.), available vacant spaces within the mobile/manufactured home park, a list of nearby parks with available spaces, and a list of companies that move manufactured or mobile homes.

E. Except as otherwise provided herein, the application shall be reviewed consistent with TMC Title 14, and the council's decision may be appealed to Thurston County superior court.

(Ord. O2011-002, Amended, 03/01/2011; Ord. O2008-009, Added, 02/17/2009)

ATTACHMENT 9B

Chapter 12.68
LOCUST/14TH AVENUE W SUBAREA REGULATIONS

Sections:

12.68.010 Purpose.

Subarea zoning regulations implement subarea-specific policies in the Imagine Bothell... Comprehensive Plan. The subarea zoning regulations in this chapter apply specifically to land within the Locust/14th Avenue W Subarea. Subarea zoning regulations are in addition to city-wide zoning regulations or, where more restrictive, take the place of city-wide zoning regulations. (Ord. 2053 § 3 (Exh. C), 2010).

12.68.020 Country Club mobile home park overlay – R 5,400d zoning west of Locust Way in the southwest portion of the subarea.

Development shall be limited to the existing mobile home park (MHP) and any additional mobile or manufactured homes which may be permitted by existing approvals or by new approvals obtained under Chapter 12.08 BMC. Redevelopment to uses other than a mobile home park shall require prior review and approval of an amendment to the Imagine Bothell... Comprehensive Plan. (Ord. 2053 § 3 (Exh. C), 2010).

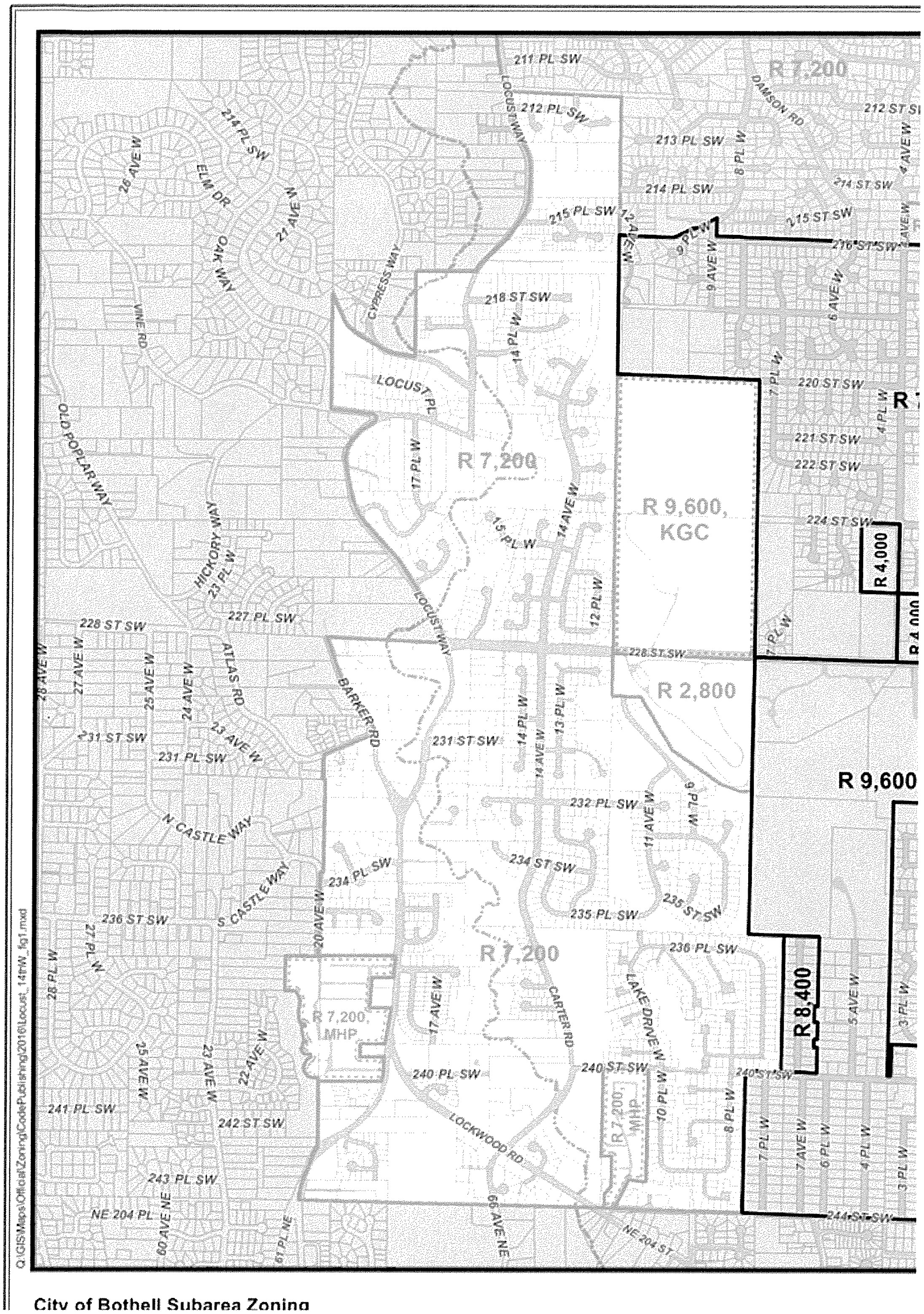
12.68.030 Lockwood Road mobile home park overlay – R 5,400d zoning south of 240th Street SW in the southeast portion of the subarea.

Development shall be limited to the existing mobile home park (MHP) and any additional mobile or manufactured homes which may be permitted by existing approvals or by new approvals obtained under Chapter 12.08 BMC. Redevelopment to uses other than a mobile home park shall require prior review and approval of an amendment to the Imagine Bothell... Comprehensive Plan. (Ord. 2053 § 3 (Exh. C), 2010).

12.68.040 Kenmore Gun Club overlay – R 9,600 zoning north of 228th Street SW in the east portion of the subarea.

The 80-acre Kenmore Gun Club property in the eastern portion of the subarea is unique in that it has been owned and operated since 1945 by its members. The legal organization of the club's ownership ensures that it will likely continue to operate many years into the future. It is appropriate to recognize this through the establishment of an overlay designation. The overlay provides recognition that the gun club is an established legal use within a developing residential area while also providing a zoning classification should the property redevelop in the future. (Ord. 2053 § 3 (Exh. C), 2010).

4.

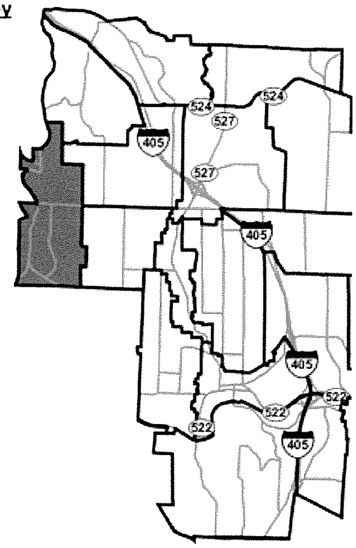

R 7,200
R 9,600, KGC
R 2,800
R 9,600
R 4,000
R 8,400
R 7,200, MHP
LOCUST WAY
14 AVE W
228 ST SW
240 ST SW
244 ST SW
LOCKWOOD RD
CARTER RD
BARKER RD
OLD POPLAR WAY
City of Bothell Subarea Zoning

4.

Zoning Classifications

AG	Agriculture
R 40,000	Residential 40,000 sq. ft. minimum lot size
R 9,600	Residential 9,600 sq. ft. minimum lot size
R 8,400	Residential 8,400 sq. ft. minimum lot size
R 7,200	Residential 7,200 sq. ft. minimum lot size
R 5,400d	Residential 5,400 sq. ft. minimum lot size (only detached units permitted)
R 5,400a	Residential 1 dwelling unit per 5,400 sq. ft. of net buildable area (attached or detached units permitted)
R 4,000	Residential 1 dwelling unit per 4,000 sq. ft. of net buildable area
R 2,800	Residential 1 dwelling unit per 2,800 sq. ft. of net buildable area
R-AC	Residential-Activity Center (no specific density: number of units controlled by site and building envelope regulations)
OP	Office-Professional
NB	Neighborhood Business
CB	Community Business
GC	General Commercial
LI	Light Industrial
MHP	Mobile Home Park
KGC	Kenmore Gun Club
MVSO	Motor Vehicle Sales Overlay
SSHO	Specialized Senior Housing Overlay
NCPA	North Creek Protection Area
(LID)	Low Impact Development
	Wildlife Corridor Approximate Location
SMP	Shoreline Master Program

Subarea Key



Downtown Classifications

DC	Downtown Core
DN	Downtown Neighborhood
DT	Downtown Transition
522	SR 522 Corridor
GDC	General Downtown Corridor
SVV	Sunrise/Valley View
C	Campus
PPOS	Park and Public Open Space

Notes:

1. The Planning Area is divided into 17 subareas. Subareas within the City Limits are subject to subarea-specific regulations. Subarea regulations expand upon the zoning classifications depicted on this map. Please refer to the Planning Subareas Map and to the appropriate subarea regulations.
2. The Downtown Subarea includes zoning districts that are not found elsewhere in the City, as indicated in the legend. Please refer to the Downtown Subarea Plan and Regulations for detailed, downtown-specific development regulations.
3. The Shorelines Master Program (SMP) contains regulations which apply to portions of the City within 200 feet of the ordinary high water mark of North Creek and the Sammamish River, plus associated wetlands. Please refer to the Shorelines Master Program.
4. The development potential of any individual property under the zoning classifications of the Bothell Municipal Code sha based on the net buildable area of that property, and shall b further subject to planned unit development provisions, ava of necessary utilities, critical area regulations, impact mitiga other applicable development policies, regulations and stan Net buildable area as defined in the Code shall mean the gı area, measured in acres, minus land area in roads and othe of way, surface stormwater retention / detention / water qua facilities, critical areas, critical area buffers, and land dedica the City.
5. Where a district combines multiple zoning classifications (e R 2,800, OP, CB) the most permissive regulations of the inc zoning classifications shall apply, unless specifically provid
6. Buffers are required between uses of different intensities or densities. Subarea regulations may specify buffer widths d from those applicable City-wide.

Q:\GIS\Maps\Official\Zoning\CodePublishing\2016\Locust_14thW_fig2.mxd

City of Bothell Subarea Zoning

4.

ATTACHMENT 9C

Chapter 21.71
MOBILE HOME PARK ZONE

Sections:

21.71.050 Purpose.

The intent and function of the mobile home park zone is to provide and preserve high density, affordable residential development consisting of mobile homes in existing mobile home parks as a source of affordable detached single-family and senior housing. (Ord. 2871 § 4 (Exh. A), 2010)

21.71.100 Permitted uses.

The following uses are permitted in this zone:

A. Adult family homes.

B. Boarding house.

C. Clubhouse and fraternal, social, recreation and other not-for-profit associations, and similar.

D. Dwelling, mobile home or manufactured home (one per lot).

E. Dwelling, one-family (one per lot).

F. Hospitals.

G. Mobile home park (see Chapter 21.70 LMC).

H. Wireless communications facilities, attached. (Ord. 2871 § 4 (Exh. A), 2010)

21.71.150 Conditional uses.

The following uses are permitted in this zone, subject to approval of a conditional use permit (ref. Chapter 21.24 LMC):

A. Bed and breakfast.

B. Child day-care facility.

C. Convalescent and nursing homes, housing for the elderly and physically disabled, and group housing for any other legal purpose, but not including hospitals or mental hospitals (see LMC 21.43.110).

D. Public utility facilities necessary for the transmission, distribution or collection of electric, telephone, wireless communication, telegraph, cable TV, natural gas, water, and sewer utility services, excluding sewer treatment plants, offices, repair shops, warehouses, and storage yards (see LMC 21.43.110).

E. Social, medical, counseling or other forms of treatment in a clinical setting or on an outpatient basis including commercial enterprises and charitable institutions. Shelters providing services to the homeless or other transients are included in this land use category; correctional facilities and community facilities for juveniles under RCW 72.05.020 are not included in this category.

F. Wireless communications facility, except as permitted as an attached facility in LMC 21.71.100. (Ord. 2871 § 4 (Exh. A), 2010)

21.71.170 Accessory uses.
The following uses are permitted as accessory uses to a one-family dwelling, a mobile home, a manufactured home or a mobile home park:

A. Garage.

B. Carport.

C. Home occupations (see LMC 21.42.300).

D. Storage structure.

E. Recreational clubhouse and/or facilities for use exclusively by residents of a development and their guests. (Ord. 2871 § 4 (Exh. A), 2010)

21.71.180 Uses prohibited in the mobile home park zone.
A. Retail sales, production and processing of marijuana and/or marijuana-infused products.

B. Medical marijuana collective gardens. (Ord. 3136 § 15, 2015)

21.71.200 Development standards.
Development and maintenance of mobile home parks in this zone shall be subject to all provisions of Chapter 21.70 LMC, except where the community development director determines (under LMC 21.04.300) that a particular provision is clearly not applicable in a particular situation.

Development and maintenance of any structure not associated with or part of a mobile home park shall be subject to the development standards and other regulations in the community business (B-1) zone (ref. Chapter 21.46 LMC), except where such regulations conflict with the regulations of this chapter. (Ord. 2871 § 4 (Exh. A), 2010)

21.71.300 Project design review.

A. Design Guidelines for Multiple-Family Uses. Construction of any multiple-family structure or building including duplexes (two-family dwellings) permitted outright or by conditional use permit (except a mobile or manufactured home park) shall comply with Lynnwood Citywide Design Guidelines for All Districts and Multifamily Districts, as adopted by reference in LMC 21.25.145(B)(3), and receive approval pursuant to Chapter 21.25 LMC, unless otherwise specified in this chapter.

B. Design Guidelines for Nonresidential Uses. Construction of any nonresidential structure or building with a gross floor area of more than 1,000 square feet permitted outright or by conditional use permit shall comply with Lynnwood Citywide Design Guidelines for All Districts and Multifamily Districts, as adopted by reference in LMC 21.25.145(B)(3), and receive approval pursuant to Chapter 21.25 LMC, unless otherwise specified in this chapter.

C. Design Guidelines for Parking Lots and Parking Structures. Construction of any parking lot and/or parking structure with 20 or more stalls or paved parking area of 5,400 square feet or more permitted outright or by conditional use permit shall comply with Lynnwood Citywide Design Guidelines for All Districts and Commercial Districts, as adopted by reference in LMC 21.25.145(B)(3), and receive approval pursuant to Chapter 21.25 LMC, unless otherwise specified in this chapter.

D. Supersede. Applicable Lynnwood Citywide Design Guidelines, as adopted by reference in LMC 21.25.145(B)(3), shall supersede any development standards and requirements of this chapter that may conflict, unless otherwise specified in this chapter.

E. Gateways and Prominent Intersections. See city of Lynnwood zoning map to identify development project sites within a gateway or prominent intersection location. Such sites shall be subject to applicable gateway and/or prominent intersection design guidelines identified in the All Districts section of the Lynnwood Citywide Design Guidelines, as adopted by reference in LMC 21.25.145(B)(3). If any portion of a project site lies within a gateway or prominent intersection location, then the entire project shall comply with the applicable design guidelines. (Ord. 2871 § 4 (Exh. A), 2010)

ATTACHMENT 9D

Snohomish County
Planning and Development Services

Mobile Home Park Zone

Assistance Bulletin

#80

Revised March 2015

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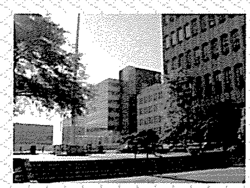

ONLINE INFORMATION
www.snohomishcountywa.gov/1190

This Assistance Bulletin only applies to property within unincorporated Snohomish County and does not apply to property within incorporated city limits.

Introduction

The intent and function of the Mobile Home Park (MHP) zone is to provide and preserve high density, affordable residential development consisting of mobile homes for existing mobile home parks as a source of affordable, detached single-family and senior housing. This zone is assigned to existing mobile home parks which contain rental pads, as opposed to fee simple owned lots, and as such are more susceptible to future development. All existing mobile and manufactured home parks located in unincorporated urban growth areas that are designated residential on the Snohomish County Comprehensive Plan Future Land Use Map were rezoned by the county council to the MHP zone (Ordinance 09-096).

Permitted Uses

The MHP zone allows a range of permitted and conditional uses including mobile and manufactured home parks. The permitted uses are intended to compliment rather than compete with a mobile and manufactured home park. Please consult the table on the back of this bulletin and SCC 30.22.100 and SCC 30.22.130 for a list of permitted and conditional uses as well as further restrictions on certain uses.

Rezones

An applicant may request a rezone into or out of an MHP zone pursuant to chapter 30.42A SCC. A public hearing is required for a rezone and final approval rests with the hearing examiner. The department is required to provide public notice pursuant to chapter 30.72 SCC. Pursuant to SCC 30.42A.100, the hearing examiner may only approve a rezone when all of the following criteria are met:

- The proposal is consistent with the comprehensive plan.
- The proposal bears a substantial relationship to the public health, safety, and welfare.
- The proposal would not increase the allowed density of residential development on any site where any significant trees other than hazardous trees were removed after January 7, 2009, and within six years prior to the date of the submission of the application, pursuant to SCC 30.25.016(3).
- Where applicable, minimum zoning criteria found in chapters 30.31A through 30.31F SCC are met.

Relationship to the GMA comprehensive plan

Policy guidance for the enactment of the MHP zone and consideration of rezones is derived from the General Policy Plan (GPP). The GPP includes several policies related to the preservation of mobile and manufactured home parks. Please consult the GPP Land Use and Housing chapters for more information.

This bulletin is intended only as an information guide. The information may not be complete and is subject to change. For complete legal information, refer to Snohomish County Code.

Type of Use	MHP[114]
Agriculture[41]	P
Bed and Breakfast Guesthouse[58]	C
Boarding House	P
Clubhouse	P
Community Club	P
Community Facilities for Juveniles[103]	
1 to 8 Resident Facility	P
9 to 24 Resident Facility	P
Day Care Center[2]	A
Dwelling, Mobile Home	P
Dwelling, Single Family	P
Family Day Care Home[8]	P
Foster Home	P
Garage, Detached Private Accessory[60]	
Up to 2,400 sq ft	P
Guesthouse[85]	P
Health and Social Service Facility[90]	
Level I	P
Level II[41]	C
Level III	C
Home Occupation[11]	P
Mobile Home Park[38]	P
Personal Wireless Communications Facilities[27, 41, 104, 105, 106]	C
Recreational Vehicle Park	C
Retirement Apartments	P
Retirement Housing	P
Storage Structure, Accessory[60]	
Up to 2,400 sq ft	P
2,401--4,000 sq ft on More Than 3 Acres[41, 59]	P
2,401--4,000 sq ft on Less Than 3 Acres[41, 59]	A
4,001 sq ft and Greater[41, 59]	C
Storage Structure, Non-accessory[60]	
Up to 2,400 sq ft	P
2,401 sq ft and Greater[41, 59]	C
Swimming/Wading Pool[17, 41]	P
Utility Facilities, Transmission Wires, Pipes & Supports[27]	P
Utility Facilities-All Other Structures[27, 41]	C
P--Permitted Use, A--Administrative Conditional Use, C--Conditional Use, S--Special Use	

4.

ANALYSIS OF REDEVELOPMENT / REPLACEMENT AFFORDABLE HOUSING

The purpose of the table on the following page is to show the amount of increased density that would be required for a new development to include a number of affordable units equal to the current number of manufactured homes in a given manufactured housing community. Two different scenarios are covered. First is if the new affordable units are affordable at 70% of median income. Second is if the new affordable units are affordable at 50% of median income.

The table is organized as follows:

- Column C indicates the amount of housing units allowed under the base zoning (without triggering any affordability requirement).
- Columns D and E estimate how many bonus units would be needed to create a number of affordable units in a new development equal to the number of existing manufactured homes. The amount of bonus is based on using the bonus ratios provided in the city's current TOD Overlay zoning. Using a different ratio would impact the amount of bonus needed
- Column D is based on the affordable units being affordable at 70% of median income and Column E affordable at 50% of median income. The next column indicates the total number of units that would need to be built (base zoning plus bonus units) and the resulting density per acre. The next column indicates what percentage of the total units in the project would be affordable units.

<u>Conclusions:</u>
For the moderate-income scenario, a relatively high percentage of affordable units would be required in the overall development, which could be a concern with some private developers. In the low-income scenario, relatively high project densities would be needed--above 80 units per acre for all properties, and over 120 units per acre for three properties.

4.

ANALSYSIS OF REDEVELOPMENT / REPLACEMENT AFFORDABLE HOUSING

				Moderate Income (70% Median)			Low Income (50% median)		
MHC Location	A. Existing Homes	B. Zoning Dist. (Density)	C. Unit Estimate (Existing Zoning)	D. Estimate of Bonus Units *	Total Units (C + D) (Density)	Aff Units as % of Total Units	E. Estimate of Bonus Units *	Total Units (C + E) (Density)	Aff Units as % of Total Units
7031 NE 175th St	57	R-12	65	171	236 *(44)*	24%	342	407 *(75)*	14%
7301 NE 175th St	78	R-12	93	234	327 *(42)*	24%	468	561 *(72)*	14%
7000 NE 181st St	11	DT Comm/Res (48)	51	33	84 *(79)*	13%	66	117 *(110)*	9%
7021 NE 181st St	20	DT Comm (48)	67	60	127 *(91)*	16%	120	187 *(134)*	11%
7614 NE Bothell Way	27	TOD Overlay (24)	72	81	153 *(51)*	18%	162	234 *(78)*	12%
6837 NE 182nd Street	63	DT Res (48)	158	189	347 *(105)*	18%	378	536 *(163)*	12%

* Number of bonus units needed to provide a number of affordable units equal to existing homes

Number of Bonus Units for Each Moderate Affordable Unit: 3

(Two market rate units, one Affordable unit)

Number of Bonus Units for Each 'Low; Affordable Unit: *6*

ANALYSIS OF PRESERVATION OF EXISTING PARKS

The purpose of this table is to estimate the potential impact on land value resulting from applying a manufactured housing zoning overlay, and then to evaluate the amount of affordable housing or TDR "credit" needed to offset the resulting change in value. This credit is the amount of money needed to keep a property owner whole as a result of limiting use of the property to manufactured housing, expressed as how many 'in-lieu' affordable units or density bonus units would be needed to mitigate the zoning change. The analysis looks at two options: (1) TDR to increase densities on another property, or (2) payment of a fee in lieu to satisfy affordable housing requirements on another site, thereby obtaining increased densities.

The table is organized as follows:

- Column C indicates the amount of housing allowed under the base zoning for each site. Column B shows the assumed density per acre.
- Column E calculates the land value based on the site's current zoning. (see comment below under assumptions)
- Column F calculates the property value based on the site's existing use as manufactured housing (see comment below under assumptions)
- Column G calculates the difference in value between the zoned use of the property and its current use.
- Column H-1 estimates the number of in-lieu payments for affordable housing units that would be needed to offset the difference in value between the existing use and the zoned use (Column G). That is, for a developer required to provide on-site affordable housing in exchange for added density, if they had the option to make an in-lieu payment (TDR purchase) rather than providing the on-site affordable housing, how many in-lieu affordable housing units would be needed to provide the MHP property owner enough funding to offset the change in value (Column G). (see comments under assumptions)
- Column H-2 estimates the number of 'TDR bonus' units that would need to be available to each property that could be sold to developers in targeted receiving areas (e.g. TOD Overlay, etc.) Developers in these 'receiving' areas would be allowed to achieve greater density through the purchase of these bonus units.

Assumptions: There are several key variables that, depending on the assumptions used, impact the results of this analysis.

- The first is land value per allowed unit (Column D). The figures in the table are based on analysis of some recent sales in North King County. The values differ for different sites due to the different densities allowed.
- Second, is the property value for the existing manufactured housing use on a 'per pad' basis. Based on analysis of assessor data this is estimated at $60,000 per pad.
- Third, is the amount a developer using local density incentives would be required to pay in-lieu of providing an affordable unit on site. This is based on estimating the capitalized value of the increased rent the developer would receive by being allowed to receive market rent on a unit that would have otherwise been affordable at 70% of median income.

- Fourth, is the amount a developer wanting to increase their density would be willing to pay for each additional unit (i.e. TDR value). This is estimated to be equal to the land value per unit in the receiving areas (see Column D).

If requested, staff is able to show the impact of changing assumptions for any of these variables.

Conclusions:
While this chart shows two different approaches for providing compensation to land owners for preserving existing manufactured housing communities (Column H-1: In-lieu affordable housing payments, Column H-2: TDR credits), they are both trying to generate comparable value to the existing land owner equal to the amount shown in Column G. One reason for showing the In-lieu affordable housing fee approach is that it is more commonly used in affordable housing programs, so may be easier to administer.

Given the relatively small number of units that would need to be transferred under either approach, there appears to be enough potential capacity within the City to absorb these units.

ANALYSIS: PRESERVATION OF EXISTING PARKS

MHC Location	A. Existing Homes	B. Zoning Dist. (Density)	C. Unit Estimate (Existing Zoning)	D. Land Value Per Unit	E. Land Value (Existing Zoning) (C * D)	F. Value with Existing use	G. Gap (E - F)	H. 1 Comparable 'In-Lieu Aff. Units'	H.2 Comparable 'TDR Units'
7031 NE 175th St	57	R-12	65	$100,000	$6,500,000	$3,420,000	$3,080,000	29	88
7301 NE 175th St	78	R-12	93	$100,000	$9,300,000	$4,680,000	$4,620,000	44	132
7000 NE 181st St	11	DT Comm/Res (48)	51	$35,000	$1,785,000	$660,000	$1,125,000	11	32
7021 NE 181st St	20	DT Comm (48)	67	$35,000	$2,345,000	$1,200,000	$1,145,000	11	33
7614 NE Bothell Way	27	TOD Overlay (24)	72	$35,000	$2,520,000	$1,620,000	$900,000	9	26
6837 NE 182nd Street	63	DT Res (48)	158	$35,000	$5,530,000	$3,780,000	$1,750,000	17	50
Sub-Total	256						$12,620,000	120	361

Note: Cells shaded in blue are described under 'assumptions' in narrative

Value of each manufactured housing pad	$60,000	
Value of each in-lieu affordable unit	$105,000	
Value of each TDR unit		$35,000

ATTACHMENT 11

Blank cells = information has not yet been provided

MHC name and location	Property owner/ other name	Size of property (acres)	Assessed land value (2017)	Zoning (units per acre)	Developed units per acre	Existing units	Land use	Age-Restricted?	Own or rent homes?	Estimated population	# of single-wides	# of double-wides	# built post-1976	Critical areas on-site
Lakewood Villa 7031 NE 175th St.	Olsen	5.43	$2,839,800	R12 (12)	10.5	57	permitted	yes, 55+	own	110	19 (33%)	38 (67%)	25 (42%)	Wetlands, river, floodplain, seismic hazard
Inglewood East 7301 NE 175th St.	Millard	7.76	$4,054,200	R12 (12)	10.05	78	permitted	yes, 55+	own	115	41 (53%)	37 (47%)	14 (18%)	Wetlands, river, floodplain, seismic hazard
Lake Terrace 7000 NE 181st St.	Perkins	1.05	$1,078,400	DR/ DC (48)	10.5	11	non-conforming	no	mixed		11 (100%)	0 (0%)	3 (27%)	None known
Unnamed 7021 NE 181st St.	Perkins	1.40	$1,433,500	DC (48)	14.29	20	non-conforming	no	mixed		19 (95%)	1 (5%)	13 (65%)	None known
Kenmore Village 7614 NE Bothell Wy.	Schnall, Ozog	3.00	$1,568,100	R24 (24)	9	27	permitted	no	own	50-75	21 (78%)	6 (22%)	12 (44%)	Wetlands, floodplain, seismic hazard
Lakewood 6837 NE 182nd St.	Stoner	3.29	$3,219,900	DR (48)	19	63	non-conforming	no	own	125-150	58 (92%)	5 (8%)	40 (69%)	None known

ATTACHMENT 12

Lauri Anderson

From: Walt Olsen <Walt@olsenlawfirm.com>
Sent: Monday, March 05, 2018 11:52 AM
To: Lauri Anderson
Subject: RE: Mobile Home Park information

Lauri,

For Puyallup, see https://www.cityofpuyallup.org/1374/Affordable-Housing .

I do not know of any upzoning ordinance at the City of Des Moines. But, another client acquired 3 parks in Des Moines for closure/redevelopment as a mixed use residential property which reserved low-income housing units, and the City required a relocation plan as part of its development approvals in which the developer voluntarily agreed to offer the park tenants an opportunity to rent the new affordable housing units (depending on the tenant's income) when construction was completed.

Walt Olsen
OLSEN LAW FIRM PLLC
205 S. Meridian
Puyallup, WA 98371
Phone: (253) 200-2288
Fax: (253) 200-2289

From: Lauri Anderson [mailto:landerson@kenmorewa.gov]
Sent: Thursday, March 01, 2018 10:29 AM
To: Walt Olsen
Subject: Mobile Home Park information

Hi Walt-- In discussions with staff and the Planning Commission, you had mentioned a few approaches by different cities that might prove useful to Kenmore's discussion. In particular, you mentioned reduced taxes or utility charges in Puyallup and an upzoning ordinance from Des Moines that may have had a first right to rent standard. I have tried searching for these two items and have been unable to find information. Could you easily track down any background that might help me in my search? I can always call the cities, but it's always helpful to have something in hand before talking with staff.

Thanks!

Lauri

Lauri Anderson, AICP
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Tel: 425.398.8900 | Fax: 425-481-3236
landerson@kenmorewa.gov | www.kenmorewa.gov