City of Kenmore

City of Kenmore - 18120 68th Avenue NE - P.O. Box 82607 - Kenmore, WA 98028
Phone: 425-398-8900 - Fax: 425-481-3236 - E-mail: cityhall@kenmorewa.gov

City of Kenmore
Planning Commission Meeting Agenda

Tuesday, April 3, 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**

   March 15, 2018 Planning Commission Meeting Minutes
   March 20, 2018 Planning Commission Meeting Minutes

4. **AGENDA ITEMS**

   Housing Strategy Plan: Preserving Existing Affordable Housing
   Staff Memo: Manufactured Housing Community Discussion
   Attachment 1 - Options for consideration
   Attachment 2 - Criteria
   Attachment 3 - Recent Multifamily Dev email
   Attachment 4 - Recent MHC Development email
   Attachment 5 - NUD information email
   Attachment 6 - Density Photos
   Attachment 7 - Correspondence

5. **ADJOURNMENT**

6. **UPCOMING MEETINGS:**
   April 17, 2018, 7:00 p.m.

City of Kenmore
Planning Commission Meeting
March 15, 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
Mike Vanderlinde

Consultants & Staff

Debbie Bent, Community Development Director
Lauri Anderson, Senior Planner
Bridgit Baker, Administrative 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

Stacey Valenzuela, Lakewood Villa resident. She thanked the Planning Commission for including the residents in the discussion of the Mobile Home Park preservation and affordable housing. She is concerned because most of the residents' incomes in the Mobile Home Park are between $10,000-$24,000 which is significantly lower than the 50%-80% King County median income for affordable housing. She is requesting that an outside consultant be hired to survey this for accurate information to reach affordable housing for those in the lower income level. She also appreciates the City's request for input on the City's economic strategy and urges citizens and business to access the City of Kenmore website and add their comments and concerns of what they would like to see in their City.

Joanna Crocker, 7301 NE 175th St Unit 324, Kenmore, WA 98028. She wanted to approach her comments from a perspective of what it means to come from a community. She comes from a famous, small and powerful community in Vermont. To her, community is more than having pretty places to live, it is about having a place to engage, respect and love one another.

Robert Spurlock, 7021 NE 181st St, Kenmore, WA 98028. He wants to take care of all of our citizens either by helping with relocating costs, meeting their needs and knowing how the citizens will be affected. He thanked the Planning Commission for their consideration in the matter and their hard work.

3. APPROVAL OF MINUTES

Commissioner McDonald motioned to approve the January 23, 2018 minutes which was seconded by Commissioner Baker. The motion to approve the minutes passed 5-0 with no abstentions. Commissioners Vanderlinde and Olsen arrived after the vote was taken. Commissioner McDonald motioned to approve the January 30, 2018 minutes which was seconded by Commissioner Baker. The motion to approve the minutes passed 5-0 with no abstentions. Commissioner Vanderlinde and Olsen arrived after the vote was taken. Commissioner McDonald motioned to approve the February 6, 2018 minutes which was seconded by Vice Chair Ohrenschall. The motion to approve the minutes passed 6-0 with no abstentions. Commissioner Olsen arrived after the vote was taken.

4. AGENDA ITEMS:

The primary goal of the meeting was to review the scenarios and attachments that were sent to the Planning Commissioner in their Agenda Packet and add-in any that they felt were missed and to flush out the scenarios. Secondly, they will talk about the different parameters that the Commission could use to differentiate between the Mobile Home Parks.

The Planning Commission did not review the first two attachments as they were the notes from both the January 23rd and 30th meeting that they had already seen. The third attachment included the current mobile home park standards in the Kenmore zoning codes. A prior concern had been raised by a property owner that if they wanted to replace a mobile home, they may not be able to do it with the current codes. However, the existing mobile home parks were approved prior to Kenmore's incorporation and the City's position has been that if a permit was issued prior to incorporation, the permits are legal and would still meet the original standards. At Commissioners Baker and Mulcare's request, Lauri Anderson will include Chapter 18.80 at the next meeting which was called out in a subsection. At Chair Nugent's request, Lauri will also confirm and provide information if there were any largescale apartment projects (more than 20 units) that have been constructed in the last 10 years besides Spencer 68.

Attachment 4 looked at NUD's water/sewer charges and how they were calculated and assessed for the mobile home parks. There is a flat fee for both water and sewer per unit. The concern of the mobile home park residents raised is that the flat rate may be more in comparison of a single-family residence. Lauri will confirm the monthly charges.

Attachment 5 reviewed Kenmore's housing targets and capacity information from the 2015 Comprehensive Plan. This was included due to some concerns that the City

was not meeting the growth targets. Lauri Anderson confirmed that the City has adequate capacity and excess capacity in meeting the 20-year growth targets.

Attachment 6 was a response from legal counsel stating that it is permissible for the right of first opportunity to rent and relocation help. However, the right of first opportunity to buy is not.

Attachment 7 outlined the 2018-2019 City Council Goals and was presented in response to Chair Nugent's question about the City Council priorities. A balance between preserving affordability and increasing density/economy needs to be considered.

Attachment 8 was revised and included information about Spencer 68. The affordable units were mandated by zoning (25% affordable units) and rents fluctuate on what the median income is. It is calculated at a county level.

Attachment 9A-D were examples of overlay zones and were not discussed further. Attachment 10 contained 2 analyses of the feasibility, one for redevelopment and replacement of affordable housing and the other for preservation. It was discovered that the fee in lieu to providing affordable units is more common and preferable to the development community. Potentially the sites that would be using the in-lieu would be all of the TOD overlay and all of the downtown zoning where there is access to the residential incentives. However, the formulas would need to be updated. Arthur Sullivan with ARCH will provide examples of what other cities are building with increased densities and how feasible it is due to the small size of the parcels.

Attachments 10 and 11 were not discussed further, as they were already material the Planning Commission had seen.

Lauri Anderson commented that the City Council approved the 2018 docket for the Planning Commission's work program. The next project for the Planning Commission will be critical area review and shoreline update.

5. ADJOURNMENT

Chair Nugent adjourned the meeting at 9:14 p.m.

_____
Planning Commission

Approved by Planning Commission on: _____

City of Kenmore
Planning Commission Meeting
March 20, 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
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

John Krumwiede, 7301 NE 175th St, Kenmore, WA 98028. He is a resident of Inglewood East. They would like an extension on the moratorium due to so many different factors and options that it deserves more time to be resolved properly and fairly to all that are involved. There are a lot of issues with the MHP; puddle on road, water leaking and boat access locked. He feels that they deserve to be treated better.

Robert Spurlock, 7021 NE 181st St, Kenmore, WA 98028. He is a 31-year resident of the mobile home park. They own a 1974 mobile home model that is too old to move to another location which puts him in a dilemma. He would like to know what is going to happen to the people like him that will be displaced. He is not against progress, but would like the Planning Commission to be aware of the people that are affected by their decisions.

Dave Marr, 7301 NE 175th #128, Kenmore, WA 98028. He is a resident of Inglewood East. He was at the Planning Commission meeting to observe the meeting. There is a group of residents that are trying to get organized.

Christine Suzuki, resident of Lakewood Villa. She and her significant other not only live in Kenmore but own their own businesses in Kenmore. She feels that these communities need to be saved and are the most vulnerable who have spent their life

savings. Many of these communities are low-income, fixed income and/or elderly. If they leave, they cannot move the homes and they will forfeit their life savings. Many of the residents will become homeless and there is no “Plan B”. She feels that there are many ways to densify through rezoning like rezoning residential areas to allow backyard cottages and mother-in-laws. She feels that it is disproportionately unfair that these communities pay the price. She submitted both an article on little homes and a letter that she wrote to the Planning Commission.

3. AGENDA ITEMS:

Debbie Bent informed the Planning Commission that the handouts they received tonight were provided in response to the questions asked at the last Planning Commission meeting. The purpose of the meeting was review the tentative schedule, the scenarios and develop recommendations. According to the schedule, the two meetings in April are when the Planning Commission would make their preliminary recommendations with a Public Hearing tentatively scheduled for May 1. The April 23rd City Council meeting would be when the City Council would consider extending the moratorium which would require holding a Public Hearing associated with that. The Planning Commission is scheduled to make their final recommendations on June 11.

The first scenario the Planning Commission reviewed is considered a long-term preservation scenario. This could include TDR or replace TDR with a fee in lieu instead of TDR. Fee in lieu does not provide affordable housing in a project but transfers those fees to preserve mobile home parks. The Planning Commission agreed the that the notion of fee in lieu should be added to scenario 1 as an option and the need to go to a regional option is not necessary. Based on the numbers provided for this option, it could start in Kenmore, but may need to be expanded to a regional approach if it doesn’t appear to be working.

The second scenario would add new affordable housing requirements to be placed on redevelopment. It was recommended by staff based on the public comment to add additional requirements such as a longer notice period (currently 1 year), requirement for a relocation plan and provisions for relocation consultants to help residents relocate. There were some concerns with this scenario due to high construction costs, absorption rates are not high enough and costs to get to the level of affordability would be too high. Commission Mulcare recommended adding another subsection to scenario 2 which states residents who are interested taking the new affordable units, there should be a provision for short term relocation and potential compensation for the loss of their homes (possible loss of equity) and what they should do while development occurs. The Planning Commission agreed on scenario 2 with providing options a-c and possible compensation to those that do want to move to the new affordable homes for an interim period.

Scenario 3 focused on resident purchase of the mobile home park. Staff recommended broadening the scope to include non-profit, agency or another group (ie. King County Housing Authority) interested in purchasing the mobile home park Additionally, the Planning Commission agreed that scenario 3 should be amended to make the 3rd sentence the 1st and state "The City of Kenmore could assist residents seeking to purchase through the blending of resources" and remove "the commission is interested in exploring ways".

Potential new scenarios were discussed. The Planning Commission agreed on the scenario to incentivize park preservation through a variety of techniques which would function as a midterm preservation. The second potential new scenario focuses on rezoning to build additional new mobile home parks. This would be developing new affordable housing, but no preservation. This new scenario and the last two items will be discussed at the next meeting.

4. ADJOURNMENT

Chair Nugent adjourned the meeting at 9:31 p.m.

_____
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
Lauri Anderson, Senior Planner
Arthur Sullivan, ARCH Program Manager
Mike Stanger, ARCH Planner

DATE: March 27, 2018

SUBJECT: Manufactured Housing Community Discussion, continued

The agenda for your April 3 meeting is to finalize discussion on possible manufactured housing community (MHC) options and the criteria that could be used to evaluate those options for the six MHCs.

Attachment 1 is a revised description of the options (previously called "scenarios), including a list of issues that you identified in earlier meetings. The options highlighted in yellow are those "scenarios" you did not have time to discuss at your March 20 meeting. Staff recommends that you finish your review of the highlighted options, determine whether the issues are correctly described, and consider adding the "principles" you have been working under to the beginning of the document as suggested by Commissioner Vanderlinde.

Attachment 2 is the list of criteria staff has developed to help you assess differences between the MHCs. You may have edits or additional criteria to add to this list.

At your meeting on April 17, the Planning Commission should be ready to recommend options for each of the individual MHCs. In all cases, the options are more protective of current residents than is the status quo which does not address MHC closure. Too, all options--except MHC purchase or a protective overlay--preserve planned residential densities. Staff recommends that the preliminary preferred options for all 6 mobile home parks be specified on April 17 so that no residents or property owners are left without an understanding of the preferred approach to their MHC. The preliminary recommendations will be the subject of your public hearing.

As a final task on April 3, staff will need direction from the Planning Commission on possible second dates to continue the May 1 public hearing. We anticipate that a large number of people will wish to testify. Allowing for 3-minute public testimony limits, along with some translation services, we expect that more than one hearing date will be required. Public notice of the hearing dates would have to go out before your April 17 meeting.

Attachments 3-6 are items that were handed out at your last meeting. Attachment 7 contains correspondences received since your last packet was distributed.

Attachments

Attachment 1: Options for consideration
Attachment 2: Criteria
Attachment 3: Multifamily projects in the last 10 years with more than 20 units
Attachment 4: Email regarding development of new mobile home parks
Attachment 5: Email regarding water/sewer utility charges
Attachment 6: Photos of existing multifamily projects at higher densities
Attachment 7: Correspondences

MOBILE HOME COMMUNITY (MHC) OPTIONS

(3/26/2018)

(Options still to be discussed by the Planning Commission are highlighted in yellow)

LONG TERM MHC PRESERVATION

Option 1: Preserve the MHC for the long-term through land value exchanges

- Allow park owners to either (a) transfer (sell) their development rights (TDR) from the MHC to another designated area and property where increased density is suitable or (b) receive affordable housing fee-in-lieu payments as compensation.
- In exchange, the park owner and/or its buyer would covenant to preserve the MHC for the long-term, with corollary maintenance requirements.
- The TDR and/or affordable housing fee-in-lieu payments programs would be limited to the City of Kenmore initially, but if unsuccessful, a regional approach could be considered.

Issues:

Will there be enough new development in Kenmore to make this approach feasible?

How would the TDR or fee-in-lieu transfer occur? Would the transfer be between individual parties with the City as broker, or would the City or another agency serve as the "bank?"

How would the timing be regulated? For example, would the MHC property owner receive payments over time as new development purchased TDR units or made fee-in-lieu payments, or would the City or another agency front the payment to the property owner?

Who would determine the values of the transfer units or fee-in-lieu?

How would the values of the units or amount of the fees be indexed over time?

Option 2: Preserve the MHC for the long-term through purchase from the property owner at fair market value

- Provide direct assistance to purchase the MHC, blending any or all financial resources: from residents, private nonprofits, public agencies, etc.
- Place a long-term covenant over the property to preserve the park and/or rezone the park to provide protection.

DRAFT

Issues:

Could residents/nonprofits/agencies pay fair market value for properties currently planned for significantly higher densities or commercial uses?

Would the property owners wait for the longer time period needed to put together a deal involving multiple partners?

Would the rezoning approach allow future redevelopment?

Option?: Preserve senior MHCs for the long-term through protective overlays

- Control redevelopment by rezoning to designate a senior MHC as a permitted use and limiting other currently permitted land uses.

Issues:

Could a park be preserved based on the age of the residents?

Would the ability to rezone the property in the future allow future redevelopment?

EXTENDED MHC PRESERVATION

Option 3: Preserve the MHC for several years through a variety of incentives given to the property owner

- Provide direct assistance (infrastructure upgrade loans, reduced taxes or fees) in exchange for some period of preservation, with corollary maintenance responsibilities; and/or
- Provide increased density or decreased affordable housing requirements through phased zoning that preserves the MHC for some period of time, with corollary maintenance responsibilities.
- Taking first right of refusal to buy the park and removing nonconforming status could be part of this approach.

Issues:

Would the property owner continue to maintain the property as the preservation sunset date approached?

Would residents move in/out of the park as the preservation sunset date approached?

PRESERVATION OF AFFORDABILITY WITH ASSISTANCE

Option 4: Do not preserve the MHC, but preserve affordability and provide assistance

DRAFT

- Rezone the MHC property for greater density but require new development to include an equivalent number of units as are in the MHC as “affordable” at a level of income roughly equivalent to the housing costs that mobile home park residents currently are paying.
- Provide the current MHP residents with a "right of first opportunity" to rent the newly built affordable units
- For residents who want to move into the new units, provide temporary relocation assistance and/or other monetary compensation for the loss of their MH unit.
- For residents who do not want to move into the new units, require a relocation plan, a longer notice or park closure, and/or provide a certain amount of relocation assistance.

Issues:

How would residents handle the transition between the closure of the park and the construction of the new units?

Would potential future projects be big enough and at high enough densities to accommodate all of the required units?

Would existing MHC unit sizes (primarily 2 bedroom) be achievable?

Could projects achieve the income levels needed by the current residents?

Should the income limits be adjusted over time once the MHC residents are no longer living in the development?

Option?: Do not preserve the existing MHC, but build a new mobile home park for the residents

- Rezone property in the City for development of a new mobile home park.
- Develop a new park for existing MHC residents.

Issues with this approach:

Where would the MHC zoning be applied? For the least expensive land, the City would need to consider single-family areas, low-density multifamily areas, or, potentially, properties owned by nonprofits such as churches. The Zoning Code requires a 3-acre minimum for a MHC. In the single-family zones, a conditional use permit is required to develop a new park.

Who would build the new park? Would this be the responsibility of the MHC property owner, the City, or a nonprofit or other governmental agency?

How would the timing be handled so that the park was available when redevelopment of the existing park was anticipated?

Many of the existing mobile homes cannot be moved. How are those units replaced?

DRAFT

Would potential future MHC project be big enough to accommodate the units in the existing MHC?

Option?: Do not preserve the MHC, but require the property owner to purchase other existing affordable housing in Kenmore (existing apartments, for example) for current MHC residents

- Property owner would purchase existing affordable housing.
- Restrict redevelopment of the MHC for some period of time to allow relocation of residents.
- Place a covenant over the affordable housing to ensure preservation.

Issues with this approach:

How would the timing for this option work? Would current apartment tenants be evicted to house MHC residents? If not, how long would it take to have enough vacant units to house the MHC residents?

If the MHC was losing tenants over time, would maintenance continue?

This approach reduces the stock of affordable housing in the City overall, unless affordable housing requirements are put on the redevelopment project.

Option?: Do not preserve the MHC, but offer every new protected affordable unit in the City to the MHC residents, eventually freeing up the MHC for redevelopment

- Give MHC residents the first opportunity to rent all new protected affordable units in the City.
- Restrict redevelopment until the park is vacant.

Issues with this approach:

How would the timing for this option work? A limited number of protected affordable units are being created. How could the new projects accommodate all of the residents of a park?

If the MHC was losing tenants over time, would maintenance continue?

This approach reduces the stock of affordable housing in the City overall, unless affordable housing requirements are put on the redevelopment project.

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Criteria for Evaluation

(3/20/18)

Address of Park	7031 NE 175th St.	7301 NE 175th St.	7000 NE 181st St.	7021 NE 181st St.	7614 NE Bothell Way	6837 NE 182nd St.
Size (# units)	Large (57)	Large (78)	Small (11)	Small (20)	Medium (27)	Large (63)
Percent of allowable density	88%	84%	22%	30%	38% (existing zoning, not TOD)	40%
Vision consistency	Consistent	Consistent	Inconsistent	Inconsistent	Moderately consistent with underlying zoning.* Inconsistent with TOD overlay.	Moderately consistent**
Age restrictions	Yes	Yes	No	No	No	No
Redevelopment timeline (owner)	10-15 years	Not anticipated	< 5 years	< 5 years	< 5 years	5-10 years
Age of structures (% post-1976)	45%	19%	27%	76%	48%	65%
Environmental issues with redevelopment	Yes: wetlands, river, floodplain, seismic hazard	Yes: wetlands, river, floodplain, seismic hazard	No	No	Yes: wetlands, floodplain, seismic hazard	No
Other???						

* 9 du/acre (existing density) is a multifamily density. The purpose of the R zones is to implement Comprehensive Plan policies for housing quality, diversity, and affordability, and to efficiently use land, public services, and energy.

**19 du/acre (existing density) is a multifamily density. The purpose of the DR zone is to provide higher density residential development in support of the downtown commercial zone. From the Comprehensive Plan: "The district represents an opportunity to provide a range of housing types in the community with attention to appearance and scale."

DRAFT

Lauri Anderson

From: Lauri Anderson
Sent: Tuesday, March 20, 2018 7:51 AM
To: Lauri Anderson
Subject: Recent Multifamily Developments

From: MStanger@bellevuewa.gov [mailto:MStanger@bellevuewa.gov]
Sent: Friday, March 16, 2018 9:41 AM
To: ASullivan@bellevuewa.gov; Lauri Anderson <landerson@kenmorewa.gov>; Debbie Bent <Dbent@kenmorewa.gov>
Subject: PC follow-up

1. In response to question about multifamily rental properties built in last 10 years, and Spencer 68 density:

	Opened	Total Units	Affordable Units	Residential Density	Zoning
Spencer 68 6721 NE 182nd St	2015-2017	222	56; 1 @ 50% AMI 51 @ 85% AMI	52	DR
Linq (separate project next to Spencer 68) 18151 58th Ave NE	2016	94	0	80	DR
Copper Lantern 7026 NE 182nd St	2009	33	33 (non-profit)	18	DR
Northshore Townhomes 18501 69th Ln NE	2008	86	0	15	R24/R12

Lauri Anderson

From: craighillis@mhcw.org
Sent: Tuesday, March 20, 2018 11:21 AM
To: MStanger@bellevuewa.gov
Cc: Lauri Anderson
Subject: RE: New manufactured housing communities?

Mike,
Due to the cost of land within the GMA, I am not aware of any new communities being built in the Puget Sound area in the last 10 years.
The only one I have heard about that someone was planning was in the Sequim area. I am not sure that that one every did get built.
Craig

Manufactured Housing Communities of Washington
509 12th Ave. SE Suite #7
Olympia, WA 98501
(360)753-8730
(800)345-5608
Fax (360)-753-8731
www.mhcw.org

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From: MStanger@bellevuewa.gov [mailto:MStanger@bellevuewa.gov]
Sent: Tuesday, March 20, 2018 10:44 AM
To: craighillis@mhcw.org
Cc: landerson@kenmorewa.gov
Subject: New manufactured housing communities?

Hi, Craig: trying to answer a question from the Kenmore Planning Commission for tonight's meeting. Do you know of any new parks opened in King, Snohomish, or Pierce counties in say, the past 10 years?

Mike Stanger
Housing Planner
ARCH (A Regional Coalition for Housing)
16225 NE 87th Street Suite A3
Redmond, WA 98052
ph: 425-861-3677
direct: 425-305-5318
www.archhousing.org

Lauri Anderson

From: Steve Hamilton <shamilton@nud.net>
Sent: Monday, March 19, 2018 8:27 AM
To: Lauri Anderson
Subject: RE: Water/sewer charges for mobile home parks

Hi Laurie-

To answer your question, yes. We have base rates for all classifications. It is important to know that, with respect to all non-single family rates, the base rate is charged per unit (actually, single family is charged per unit as well, but that is always 1). For example, if the mobile home park has 10 units, the base sewer charged that owner is $1,070.20 every two months (see table below).

We just approved rates for 2018/19 (March – February). Here are the rates for both sewer and water (all bi-monthly):

Sewer:

Class	Description	Base Charge
Class 1	Single-Family Homes (including individually metered multiple-family dwellings) plus the usage charges described above	$118.59
Class 2	Two to Four Unit Residential Structures (Duplexes, triplexes and fourplexes, with a shared water meter)	$108.30
Class 3	Apartments (Five or more unit residential complex, with a shared water meter)	$98.01
Class 4	Condominiums and Townhouses (With a shared water meter)	$98.01
Class 5	Mobile/Manufactured Home Cooperatives and Mobile/Manufactured Home Subdivision	$107.02

Water:

Section 2.01 Residential

			Per Unit Charge in 100 CCF		
Class	Description	Base Charge	1 - 10	11 - 20	> 20
Class 8	Single-Family Homes (Including individually metered multiple-family dwellings)	$30.20	$3.45	$4.45	$5.45
Class 9	2 to 4 Unit Residential Structures (Duplexes, triplexes and four-plexes) with a shared meter	$28.70	$3.45	$4.45	$5.45
Class 10	Apartments (Five or more unit residential complexes with a shared meter)	$28.70	$3.45	$4.45	$5.45
Class 11	Condominium and Townhouses with a shared meter	$28.70	$3.45	$4.45	$5.45
Class 12	Mobile/Manufactured Home Cooperatives and Subdivisions	$29.20	$3.45	$4.45	$5.45

From: Lauri Anderson [mailto:landerson@kenmorewa.gov]
Sent: Monday, March 19, 2018 8:18 AM
To: Steve Hamilton <shamilton@nud.net>
Subject: RE: Water/sewer charges for mobile home parks

Hi Steve—

Is there a base rate for sewer for single-family residences as there is for mobile homes?

Lauri

From: Steve Hamilton [mailto:shamilton@nud.net]
Sent: Friday, March 16, 2018 1:07 PM
To: Lauri Anderson <landerson@kenmorewa.gov>
Subject: RE: Water/sewer charges for mobile home parks

Hi Laurie. See responses in red below:

From: Lauri Anderson [mailto:landerson@kenmorewa.gov]
Sent: Friday, March 16, 2018 9:49 AM
To: Steve Hamilton <shamilton@nud.net>
Subject: RE: Water/sewer charges for mobile home parks

Hi Steve-- I took the information forward to the Planning Commission. They had a couple of follow-up questions. (Thank you for your help on this…)

1. Are the base rates monthly, bimonthly, annual? I was fairly certain they were monthly charges, but want to be sure. **The base rate below is bi-monthly.**
2. How do these base rates compare with those charged for single-family homes? Do they have the same base rates per unit? Same water usage charge if water consumption is high? **Our base rate for single-family residential is $30.20 (slightly higher than mobile home parks). The consumption charges are identical for all residential types (all consumption also on a bi-monthly basis):**
   - **$3.45 for the first 10 CCF (7,480 gallons)**
   - **$4.45 for the next 10 CCF**
   - **$5.45 per CCF in excess of 20**

Lauri

From: Steve Hamilton [mailto:shamilton@nud.net]
Sent: Monday, February 26, 2018 2:50 PM
To: Lauri Anderson <landerson@kenmorewa.gov>
Cc: Tom Alexieff <talexieff@nud.net>
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
Senior Planner | City of Kenmore, WA
18120 68th Ave NE | Kenmore, WA 98028
Tel: 425.398.8900 | Fax: 425-481-3236
landerson@kenmorewa.gov | www.kenmorewa.gov

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Project Name	Address	Total Units	Lot Size (acres)	Density
Elan	16345 Cleveland St Redmond	134	0.9	148

Junction (left) and Six Oaks (right)

Project Name	Address	Total Units	Lot Size (acres)	Density
Junction	18505 Bothell Way NE Bothell	130	1.6	83
Six Oaks	18333 Bothell Way NE Bothell	203	1.9	106

Junction under construction (83 dwelling units per acre)

4.Housing Strategy Plan: Preserving Existing Affordable Housing

Six Oaks (106 dwelling units per acre)

Project Name	Address	Total Units	Lot Size (acres)	Density
The 104	18414 104th Ave NE Bothell	115	1.3	86

4.Housing Strategy Plan: Preserving Existing Affordable Housing

Project Name	Address	Total Units	Lot Size (acres)	Density
Milehouse	8300 160th Ave NE Redmond	177	1.2	152

Linq (left) and Spencer 68 (right)

Project Name	Address	Total Units	Lot Size (acres)	Density
Spencer 68	6711 NE 182nd St Kenmore	222	4.2	52
Linq	18151 68th Ave NE Kenmore	94	1.2	80

Bridgit Baker

From: Art Mannikko [mailto:artm.08@hotmail.com]
Sent: Tuesday, January 30, 2018 1:32 PM
To: Lauri Anderson <landerson@kenmorewa.gov>
Subject: MHP meeting tonight

Dear Ms. Anderson:

My name is Arthur Mannikko, I live at 7021 NE 181st st Unit 2. I can't make it to the meeting tonight, but wanted to give a little input.

1. I would be interested in paticipating in the group purchase of our MHP if that opportunity were to happen.

2. In case of redevelopment, I have heard of MHP owners giving relocation assistance to displaced homeowners. I've heard of $15,000. Whether they do that by choice or by law/rule, I am unaware. I think that would be enough to relocate my home, although I am well aware that there is no place to move a home to for quite a distance. I suppose that cost would ultimately be reflected in the selling price of the land.

As far as the three proposed scenarios:

Scenario 1. Is it workable, and would it survive a court challenge over property rights?

Scenario 2. I don't like this idea, but at least I might be able to stay in Kenmore in an affordable unit.

Scenario 3. My favorite idea here, it might give my neighbors and I a chance to participate in the real estate economy if it is set up like a condominium association. I know that we don't tend to have high incomes here, and for those who can't afford the payments, perhaps purchase assistance in the form of second mortgages with no payments as liens on the property payable upon sale of the property.

I don't know the value of this land, but there are 20 units, and if it was $2 million, the payment would be in the same ballpark as my current space rent.

Thanks for your ear,

Art

Bridgit Baker

From: Charles Gippe [mailto:cjgippe@gmail.com]
Sent: Thursday, February 01, 2018 9:48 PM
To: Lauri Anderson <landerson@kenmorewa.gov>
Subject: Mobile Home Zoning

Attn: Planning Commission

I've lived at Inglewood East for 30 years. Obviously, I like it there. In 2010 I replaced my solid, but aging double wide. If I had wanted to move I could have sold it for top dollar on it's waterfront lot, probably 40,000 to $50,000 at the time, but I needed it gone. Having no luck selling it to be moved I listed it for free. With no park openings and it not being up to code for private property there were absolutely no takers, not one response. At that point I got the first bid for having it demolished, it was $35,000! I got another bid, $25,000. Both bids did not include dealing with anything toxic like asbestos.

Please keep these values and real cost factors in mind when deciding how to zone Kenmore's mobile homes parks.

Chuck Gippe
425 343 2813
Inglewood East #130

Bridgit Baker

From: City Works
Sent: Thursday, February 01, 2018 10:54 AM
Subject: Service Request: 14637

CITY OF KENMORE

SERVICE REQUEST

Service Request ID	14637
Problem Description	DS INQUIRY
Priority	Medium
Has caller been responded to	N
Date that caller was responded to	
Need to contact caller by this date	2/15/2018 10:48:49 AM
Incident Address	7031 NE 175TH ST
Incident Apt Number	
Incident Location	
Incident City	
Incident State	
Incident Zip	98028
Service Request Initiated By	QUINN, JANET
Date & Time Service Request Initiated	2/1/2018 10:48:49 AM
Submit To	BENT, DEBBIE
Submit To Date	2/1/2018 10:50:13 AM
Submit To Open By	
Date SR Was Opened By Submit To	
Dispatch To	BAKER, BRIDGIT
Dispatch To Date	2/1/2018 10:50:17 AM
Dispatch Open By	
Dispatch To Open Date	
Status	Open
Closed By	
Closed Date	
Service Request Incident Info	Input on Mobile Home Park re-zoning proposal
Existing Service Request Comments	By QUINN, JANET: 2/1/2018 10:50:51 AM I am disabled, on a disability. I do not want to move out of Lakewood Villa MPH. The park is affordable at $635 monthly. Where else can I live for this amount?????

Code Compliance Case Number	
LFP Work Order Number	
King County Discretionary Req Number	
Historical Number	

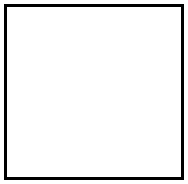
CALLER INFORMATION

First Name	Last Name	Address	Apt. #
CONNIE	JONES	7031 NE 175th, #4	

City	Zip	Home Phone	Work Phone	Other Phone
		206.226.9230 text only (DEAF)		

Customer Comments	Caller Problem Details

Customer Email	Cell Phone
CONNIEJONES5655@YAHOO.COM	



Creating Homelessness

Thursday, February 1, 2018 at 3:00PM

Christine Suzuki, ASID, LEED AP in Kenmore, MHC, Tiny Houses, healthy home, homelessness, housing crisis, housing displacment, manufactured home communities, tiny homes, tiny house

The housing displacement of elderly & low-income households in Kenmore Washington

Small homes or Tiny homes are the rage across the country, offering home ownership at an affordable price. Ironically, we developed this concept years ago – calling them manufactured homes or trailer homes. Manufactured home communities (MHCs) are sprinkled throughout our state and are usually inhabited by retirees or low-income families. Manufactured homes are HOMES, not apartments. Residents purchase their homes from $15-$150,000 because it is affordable home ownership. They also pay a monthly fee to the park owner. Most residents have used all their 'nest egg' to purchase these homes; they have made many repairs and upgrades to the home and expect to live there for many years.

There are six MHC communities in Kenmore Washington with 257 households. Some residents have lived in their community for over 30 years. Recently, residents of all six parks were surprised to receive a letter informing them that there was a Planning Commission that was making recommendations to the City Council regarding MHCs and housing density in Kenmore. Residents were invited to a meeting to learn about the ***future plans*** of their communities. The commission was exploring options to allow **development** (code word for tearing down your home with no compensation) of the parks but requiring that a % of future **apartments** being built be 'affordable.' ***In return for losing their homes and a place to live, the residents would receive 'first right' of renting an apartment that would be built in the future.*** This option satisfies both Kenmore's' density problem as well as their responsibility to provide low income housing.

WOW! (this is my commentary), **WOW**, so the solution to Kenmore's density problem is to take the fixed income/low income population, the population with the lowest income, the lowest resources and the least ability to obtain legal counsel, and basically steal their homes (as home owner you have to remove your home, but there is nowhere to move it to so you have to demolish it to give back the land to the park owner 'as it was prior to putting the home on it,'), again, steal their homes and forcing them out on the streets. MANY residents are seniors over 80 years old and being forced out of their homes will have adverse HEALTH implications. (They will die.) Many residents have children whose education will be disrupted, and mental health affected by becoming homeless. MARK MY WORDS, there are few people, if any, in this community who have the financial resources to move to another home. They have put all their savings and resources into the homes that they purchased. **There is no PLAN B.**

To be fair, there was another scenario that would trade development rights that the park owners had not heard of and did not think would work. There was also an option to have the residents buy the park. Again, the park owners pointed out that there was no way the residents could compete with the offers that they were receiving AND that the time for residents to go through the process of raising capital and financing could take years, and if the park owner wanted to sell, they would not want to wait years to do it. So those plans were pretty much dead in the water. They also asked the home owners what ideas they had to make 'relocation acceptable', and if they had any good ideas that the council had not explored to solve this problem.

In short, it looks like the only option appealing to both the park owners and the city (***the home owners don't count***) is to develop manufactured home parks that will provide housing for NEW people moving to Kenmore ***while forcing 257 long term Kenmore households into homelessness.***

Article originally appeared on Interior Designer Seattle | Christine Suzuki, ASID LEED AP (http://www.christinesuzuki.com/).
See website for complete article licensing information.

Bridgit Baker

Importance: High

From: Christine Suzuki [mailto:christine@christinesuzuki.com]
Sent: Tuesday, February 6, 2018 4:17 PM
To: Debbie Bent <Dbent@kenmorewa.gov>; Lauri Anderson <landerson@kenmorewa.gov>
Cc: 'Christine Suzuki' <christine@christinesuzuki.com>
Subject: affordable housing
Importance: High

Hi Debbie & Lauri,
I've been scheduled out and have not had a chance to call. I understand that Kenmore is trying to be proactive and that is good. My concern is that there are two park owners who have said that they intend on selling (stated in the meeting with the park owners and the planning council.) Although the remaining four park owners said they were not going to sell, all it takes is a personal or family crisis that may cause them to change their mind. These are some of my suggestions which may or may not have already been explored:

a) Although the initial focus is on manufactured home parks, the solutions need to affect all areas of land/zoning.
b) Kenmore can and should purchase the two mobile home parks that intend to sell. Kenmore should 'manage' the parks while Kenmore builds a new park (LEED certified with LEED certified small homes) for the current residents to move to. When the residents move to the new park, Kenmore can then sell the property to developers for high density housing. (King county and other government entities have purchased mobile home parks to preserve low income housing, why not Kenmore?)
c) It was pointed out the manufactured home parks take up too much land (not high density.) However each one of those lots take up A LOT LESS land than a single residential lot in Kenmore.
d) Kenmore should proactively assign a block of residential land and replot it into small plots specifically for small homes. (with normal side/safety setbacks) Then people can purchase the home AND the land (like 'normal' homes) and not have to worry about being kicked out. This should be located close to a community recreation center and grocery stores.
e) Kenmore should put a zoning overlay (similar to Bothell) over the existing parks to make it difficult to remove the parks
f) Kenmore should follow Seattle's lead and encourage and support mother in law apartments, back yard cottages, DADU's and ADU's on all residential lots.
g) Kenmore (and other entities) fight to protect the environment and fight to protect wildlife through zoning and other land use restrictions, Kenmore should fight to protect housing for its' low income and elderly residents.
h) Kenmore should offer low- 0% interest long term loans for infrastructure repair to existing park owners with a mandate of continuing the park for a minimum of 35 more years
i) Kenmore should strongly encourage that ALL new commercial buildings be multi storied, mixed use and include a % of housing for low income residents.
j) Kenmore should prioritize sidewalks for the safety of residents over bike lanes.

Thanks for listening, please forward this to the planning committee, I am not sure if I can attend tonight's meeting,
Christine

Christine Suzuki, ASID, LEED AP
Christine Suzuki Installations Inc.
www.christinesuzuki.com
#chrissi938pa

From: Debbie Bent [mailto:Dbent@kenmorewa.gov]
Sent: Monday, February 5, 2018 11:27 AM
To: christine@christinesuzuki.com
Subject: FW: comments for city council members and planning commission members

Hi Christine - I appreciate your interest in this issue. Current regulations would allow redevelopment of the mobile home parks into other multi-family or commercial uses without consideration of impacts to residents. Strategies to "preserve" affordable housing is the highest priority in the Affordable Housing Strategy the City Council adopted last year. The current focus is on mobile home parks as the Council recognizes that the six parks provide affordable housing for many residents. The City Council is being proactive and has put a moratorium in place restricting redevelopment of the parks to give the Planning Commission time to consider regulations that could increase the likelihood of preserving mobile homes or reduce impacts to the residents if a park is redeveloped. The City is not aware of any current redevelopment plans for the parks.

Lauri Anderson, Senior Planner tried to leave you a message earlier today but she is losing her voice so was unable to do so. Lauri and I are happy to meet or talk with you further about your concerns. The scenarios the Planning Commission are exploring are preliminary and could change before a recommendation is made to the Council. If there is a convenient time for you to meet or talk please let me know. Thanks – debbie

Deborah Bent
Community Development Director | City of Kenmore, WA
18120 68th Ave NE | Kenmore, WA 98028
Tel: 425.398.8900 | Fax: 425-481-3236
dbent@kenmorewa.gov | www.kenmorewa.gov

From: Christine Suzuki [mailto:christine@christinesuzuki.com]
Sent: Sunday, February 04, 2018 4:14 PM
To: City Hall <CityHall@kenmorewa.gov>
Cc: 'Christine Suzuki' <christine@christinesuzuki.com>
Subject: comments for city council members and planning commission members

Hi,
Please see attached,
Christine

Christine Suzuki, ASID, LEED AP
Christine Suzuki Installations Inc.
www.christinesuzuki.com
#chrissi938pa

4.Housing Strategy Plan: Preserving Existing Affordable Housing

Stacey Valenzuela
7031 NE 175th Street #8
Kenmore , WA. 98928

City of Kenmore
City Council and Planning Commission

Re: Response to Invitation to discuss Future plans for City's Manufactured Housing Communities

Let me first say I was so happy to find and move to the city of Kenmore. Most of the people are so welcoming and I find new friends everywhere I go in town. The senior centers have been so great with information, training, and prove often, why they are one of the best in the US. I hope to be able to stay in my Kenmore home. Kenmore the country retreat that is just over 6 miles long and home to the Seaplane Harbor.

1. I would be in support and interested in purchasing our park, Lakewood Villas Senior MHP with the help of a non- profit, if the monthly payment remained affordable and remained, where they are at now , low 30% affordable housing, or below.

We are already starting to organize our Lakewood Villa MHP HOA, and belong to AMHO.org.

We appreciate that the city has placed a Moratorium in place and
hope the city of Kenmore steps forward and preserves the affordable housing already in place by designating zone change to protect the senior, veteran, disabled, low and fixed income affordable housing manufactured home Parks, i.e. Designate to preserve Bothell, Lynnwood, etc.

2. If the Manufactured Home park I reside in is relocated, over a hundred senior, vets, disabled, low and fixed income people would be displaced. If all 6 MHP's are relocated over 500-600 seniors, veterans, disabled, low and fixed income people will be displaced. Some will likely die from the stress, many are already getting sick from the stress of the thought of this tragedy. Likely to relocate or demolish the manufactured homes there are steps and additional cost of an asbestos test, asbestos removal if needed, then demolish or relocate cost.

Not one percent of the residents who live in these 250 plus homes would prefer to live in an apartment, condo, or similar, nor could they afford rent/ mortgage for these types of spaces.
I paid 3 times the fair market value of this home to live at this park location, to have a yard, a quiet area for my pet and my own space with direct entry and flat walkability to downtown, local stores, transit.

This situation, hearing the possibility of development, permits, is such an overwhelming hardship. We bought these homes to live our senior years, some have lived here for generations, these are the only home ownership affordable housing in the area. The only conditions that I may consider relocating are;

1. if I am given ownership of a new updated manufactured home of same size, 6 room,(2 bed, 1 bath, tv room, living room, kitchen) in a comparative space with a yards, pets allowed, in Kenmore, at the same cost monthly, or 2. Be paid $75,000.00-$90,000.00 for single MHP owners/$150,000.00-180,000.00 double wide. Plus Developer/city pay for any cost for removal of current mobile home, (approx $5000.00 - 7000.00; no cost to homeowner). Paid additional $31,500.00 or an average years rent affordable, in the city of Kenmore while attempting to find another home. As well as paid 10,000.00 moving, relocation and storage cost per unit.

Again, likely to relocate or demolish the manufactured homes there are steps and additional cost of an asbestos test, asbestos removal if needed, then demolish or relocate cost.

3. Yes I have other ideas for the city to preserve existing affordable housing as well as add additional units in some of the vacate buildings, lots throughout the city, (some on 181st, 182nd, 192nd, 80th, to just name a few) I hope these will be explored or inspire the council. 1st change the existing zoning of the 2 zoned R12 Senior 55 and over Manufactured Home Parks located on, NE 175th Street, Zone of "Senior Manufactured Home zone" I.e. Bothell, Lynnwood, Kent, Spokane, Tumwater.. The owners of these Parks stated they do not want to develop.. Adding incentives for the owners to keep these Parks with affordable housing, and improve infrastructure with tax credits, water and sewer discounts, affordable housing tax credit. Make this zone change to Kenmore Village as well.

There are 3 suggested options for the other 3 Parks that are in the main part of downtown, located on 181st and 182nd Street.
1. Designate Manufactured Home Zoning Design entry Fences that match the wood/ black steel of the hanger building to be place at 181st street to blend the outer details and also protect the homes from the ongoing vandalizing. The owner is responsible to upkeep the infrastructure. They are also responsible for overcrowding of the homes in the space. As some fail/ move they should not be replaced so park allows for more traffic flow. We appreciate the owners supporting low income housing. Facts are Owners collect hundreds of thousands of dollars in rents annually, to reinvest even 3% back into the infrastructure and upkeep is a necessity. We can help by asking legislators for low cost loans, tax incentives, discounted utilities, etc.

2. See if there is a new investor/owner that would retain the affordable housing and help maintain and support an affordable low/fixed income park. Only if and when there is absolutely no option...

3. Help buy and develop another MHP at the end of NE 175th near 80th. Relocate any homes from these parks with city funds or grant to this new lot.
Kenmore could also be more forward thinking... Add A few Senior Tiny House villages with low affordable (30%) monthly space rent, with 1st right to rent lot to any MHP resident from these Parks, then open applications to other residents already Living in Kenmore).Seniors can pay rent. But use builder whose quality is known at lower price $30,000 or under base cost with grant funding. Add a few low income 30% affordable housing tiny villages as well for Kenmore residents.
The density is still on the rise with so many luxury condos, townhouses, apartments, that are still in the building or under construction stage, in the permit stage yet to be built, overpriced and unaffordable at the high or bonus market rate for the workers in Kenmore businesses. The lower level or commercial units of new mixed buildings are laying empty as Kenmore businesses cannot afford the high bonus rent.

If we, the residents of Kenmore are valued by you, build for the community that has supported the city. Kenmore is only 6 miles. We have already reached traffic and density capacity. Downtown parking is scarce. On the weekends, there is maybe one parking on the 68th at 181st block. There is no street parking to go to the library, city hall, or to park when there is an event at the Hanger building. The parking lot for Kenmore Camera, post office and other local businesses sits 80% unused with numerous towing signs to keep the spaces available to customers not taken by LINQ renters. The renters of these luxury LINQ apartments take up all the parking spots on both sides of street parking along 68th street. The renters from Spenser 68 take up the parking spots or rent parking from other homes in the area. The developers did not supply adequate parking. What a luxury!

More Ideas for the city to help improve Kenmore. Give Tax credits for developers allotting for 40% or more low affordable housing units in a project. An even higher tax credit for those allotting 80% for low (30%) affordable housing units. Add the requirement for multi-use high density development of 25% of total units must be low (30%) affordable housing when requesting permit. Rezone the vacant commercial building lots within the downtown as multi use, but keep the rents for both businesses and residents medium affordable housing. The current rent for a 2 bedroom unit is $ 2150.00-3150.00. Too much for a person on a fixed income to afford. There are many other lots or acreage for sale or use in Kenmore, displacing Kenmore residents is not the answer. Also we have too many luxury high rental units, what's needed is low affordable housing, seek developers and work with ARCH to bring more low affordable housing to the lots remaining for workers and residents in Kenmore to live in Kenmore.
Also prioritize the city funds; what has a bigger need a $1.2 -1.8 million dollar (with construction delays and Inflated final cost); a 16ft bicycle lane or low(30-40%) affordable housing for residents.
Put your support and money behind your words, invest in the residents and workers off this city. Businesses are starting to look elsewhere since their workers cannot afford the high luxury rents. It is only a matter of time then the boom passes.

We were not given the option of all 6 scenarios the city started with to preserve low affordable housing and would request that the Rezoning to manufactured Home Parks overlay, 2-3 with senior declaration to preserve and protect these Parks. I.e. Bothell, Lynnwood, Tumwater, Spokane, etc. Some of these 6 Manufactured Home parks are the original residential areas in Kenmore.

Scenario # 1 a. We would appreciate that the city control development by rezoning to designate MHP's as a permitted use and limiting other currently permitted land use. . This is the most fair and equitable long term option. B. How does this preserve the park with TDR's. What exactly is the process if the owner wants to developer or sell? Some owners stated they did not want to sell. How would this protect and preserve parks without the overlay? Owners of some of these parks received hundreds of thousands annually but some failed to put money back into infrastructure. I think added incentive and tax credits should be given to the owners to improve and maintain infrastructure, utilizes, water lines, etc.

Scenario #2 Rezone certain parks for greater density and only have some units stay affordable. How does this help when 85% of the home owners that live in the MHP's are on a low fixed income. Perhaps the zone should be reversed and rezone for 1% to be bonus market rate. State funding to relocate

homes only gives each homeowner 7,000.00 single wide and 14,000.00 double. Last year bid I saw was a cost of 18,000.00 to relocate and set up a new lot for a single wide if it went smoothly, any additional work to set up blocks, work with uneven ground, hook up water or electricity would be added to that. So home owners would face a large bill to relocate their homes, test for and remove asbestos, set up lot, and transportation. And that is if a spot to relocate at a reasonable price to can be found.

Scenario #3 This scenario is the only option close to keep ownership and preserve the parks. RockUSA, King County Housing, ARCH, may be able to help us apply for trust, but the failure of some owners to keep up the infrastructure may not allow for this option. Only if part of the package was that the owners need to improve and maintain the infrastructure, while the MHP HOA's and organizations are allowed time to apply for financial help is this even possible.
Infrastructure

Please feel free to contact me.
Thank you for including our ideas. We hope to be here, on NE 175th Street, supporting Kenmore for years to come!

Stacey Valenzuela

February 7, 2018

Kenmore Planning Commission
City of Kenmore

Re: Mobile Home Parks

Dear Commissioners:

Thank you for working on the problem of affordable housing in Kenmore. I am a disabled, low-income senior, but do not live in a MHP. I would like to make a few brief comments and possibly helpful suggestions.

First, we should house as many low-income seniors and disabled as possible now, but also with an eye to the future. There has been no discussion or evaluation of how many Kenmore residents may be on the verge of needing low-income housing as babyboomers mature. So the solution to the current MHP situation should be as expansive as possible, and not just centered on the possible displacement of the current mobile home owners.

After reading several neighborhood social media comments, I would agree that low-income apartments seem the most viable solution to house the largest number of people currently and in the future, and will last many years longer than mobile homes. In addition, maintenance and utility costs are cheaper in apartments compared to mobile homes. Also, from what I understand, most of the existing mobile homes cannot be moved, so new mobile homes would also have to be purchased if a new MHP were developed. Let's focus on efficiently increasing the number of affordable units, not just freezing the number of existing units.

Second, let's expand the concept of TDRs, to allow developers to purchase existing condos or apartments in Kenmore (or the adjoining cities) instead of setting aside affordable units within their new developments. This concept could provide nearly immediate housing for any of the mobile home owners that might be displaced. For example, if a 400-unit apartment can be developed on one MHP property, and 40 of those units are to be set-aside for affordable housing, then developers can purchase 40 condos or entire apartment complexes that currently exist in Kenmore (or adjoining cities) as a substitute. Of course, these

purchased units would be subject to existing rental agreements expiring, and should not displace other low-income tenants. Not only does this scenario provide immediate housing, but developers can maximize their new developments without further concern for affordable housing accommodation. I would suggest any purchased housing under this scenario should be less than 10-20 years old, and have other restrictions on size and condition applied. The developers could retain ownership of these purchased units, or the units could be gifted to some housing authority or suitable non-profit for management. This should be a win-win situation for everyone, especially since new construction costs are usually far more expensive than the cost to purchase existing housing.

Lastly, the cost of living is far outpacing any increases in Social Security. This is another viewpoint to consider for the existing mobile home owners and other fixed income community members. How much longer will they be able to afford mobile home living, including utilities, maintenance, etc?

In closing, let's move away from mobile homes in this area as they have outlived their useful lives, and are not suitable for future long-term affordable housing needs for the larger community. Again, I am also a disabled, low-income senior who is very concerned that affordable housing may not be available for me in the future if/when I also need it.

Sincerely,

Christine Brown
PO Box 82873
Kenmore, WA 98028

RECEIVED
CITY OF KENMORE
FEB 07 2018

Planning Commission

RECEIVED

4.Housing Strategy Plan: Preserving Existing Affordable Housing

Bridgit Baker

From: Brittany Caldwell [mailto:brittany@bothellchamber.com]
Sent: Tuesday, February 13, 2018 12:18 PM
To: Nancy Meehan <NMeehan@kenmorewa.gov>
Subject: FW: Trailer park

Hi Nancy – Can you please forward the message below to the appropriate person at the City of Kenmore? Sorry, I wasn't sure were to send it.

Thank you for your help, as always!
Brittany

From: Brittany Caldwell [mailto:brittany@bothellchamber.com]
Sent: Tuesday, February 13, 2018 12:17 PM
To: 'Shannon Thompson' <sissy2smt@gmail.com>
Subject: RE: Trailer park

Hello Shannon,

Thank you for sharing your concerns. We appreciate your thoughtfulness and will be sure the City of Kenmore receives your feedback.

Have a great day,

Brittany Caldwell
Executive Director

Greater Bothell Chamber of Commerce
425.485.4353
brittany@bothellchamber.com
www.bothellchamber.com

Connect with us online!
Facebook.com/BothellChamber | Twitter.com/BothellChamber
Facebook.com/KenmoreBusinessAlliance | Twitter.com/KenmoreBusiness

From: Shannon Thompson [mailto:sissy2smt@gmail.com]
Sent: Thursday, February 8, 2018 1:45 PM
To: Brittany@bothellchamber.com
Subject: Trailer park

I hope I'm sending this to the right person.
I would like to make a comment about the trailer park.
I'm asking that you don't displace these families and take away their homes. Please don't be like Bothell and make money be more important then the members of our community. I understand Kenmore is growing and it's

already becoming over populated. Why would you take homes from these families that have been in our community for years? Why would you allow these families to be displaced? You are making it to where Kenmore is only for the rich like Bothell. It may not affect you personally but what if you and your family were in the same position, wouldn't you do everything possible to save your home? Put yourself in their shoes. You are all already making it hard on the lower class that live paycheck to paycheck and try to support their families in Kenmore, please don't make it worse by putting these families in the street and make the problem bigger.
Thanks,
Shannon Thompson

Bridgit Baker

From: rinneawynia@aol.com [mailto:rinneawynia@aol.com]
Sent: Thursday, February 08, 2018 1:16 PM
To: Lauri Anderson <landerson@kenmorewa.gov>
Subject: Inglewood East Shores MHP Planning Commission meeting of 1/30/2018

First, thank you for thinking of the MHP residents in this dire situation we are facing. The stress level for the residents is unbelievable!! We are not sure why the City of Kenmore is picking on it's elderly and low-income residents. It's as if they want to get rid of us! Actually, we were asked in the meeting, if the worst scenario (#2) would occur, what ties do we have here that would cause us to want to remain in Kenmore??

In answer to the Planning Commission's 4 questions:

#1 NO! Unless it doesn't cost us "one red cent" up front or any increase in monthly costs. As for us, my Husband and I are too old to assist with any portion of the needs associated with a park ownership.

#2 The only one we can think of is to be paid "full market value". In other words, the full amount for what we could sell (sales price), if we listed it for sale. Any of the ideas mentioned in the letter would only costs us lots of money and would not be acceptable. Our investments/equity would be totally wiped out & gone!!!!!!!

#3 Zone these MHPs for mobile homes ONLY and not to be developed otherwise. Then build elsewhere - maybe on vacant land or where homes are condemned, or should be, and could be burned down by the fire department for their training. Seems these types of properties do exist in the area (rezone accordingly)

#4 Give tax incentives to the MHP owners to maintain & update parks with a condition that a certain percentage be passed on to residents in the form of lower rents.
Do a study as to why the utility costs are so high in Kenmore.....power, water, sewer and etc. The bills are way higher than other areas.

Then:

Scenario #1 - The only way to go!

Scenario #2 - Absolutely UNACCEPTABLE!

Scenario #3 - Only if absolutely NO COSTS to residents!

The above is in reply to your letter to the MPH residents regarding the January 30, 2018 Planning Commission meeting with the residents.

Sincerely,

Dale and Rinnea Wynia
7301 NE 175th St., #138
Kenmore, WA 98028

Bridgit Baker

Subject: FW: Service Request: 14683

From: Janet Quinn
Sent: Wednesday, February 14, 2018 11:21 AM
To: Lauri Anderson <landerson@kenmorewa.gov>
Subject: FW: Service Request: 14683

Hi Lauri,

Please see new Service Request below. Thanks.

Janet

Janet Quinn
Management Analyst
City of Kenmore
425-984-6191
jquinn@kenmorewa.gov

From: City Works
Sent: Wednesday, February 14, 2018 11:20 AM
Subject: Service Request: 14683

CITY OF KENMORE

SERVICE REQUEST

Service Request ID	14683
Problem Description	DS INQUIRY

Priority	Medium
Has caller been responded to	N
Date that caller was responded to	
Need to contact caller by this date	2/28/2018 11:13:59 AM
Incident Address	CITYWIDE / MULTIPLE LOCATIONS
Incident Apt Number	
Incident Location	
Incident City	
Incident State	
Incident Zip	
Service Request Initiated By	QUINN, JANET
Date & Time Service Request Initiated	2/14/2018 11:13:59 AM
Submit To	BENT, DEBBIE
Submit To Date	2/14/2018 11:14:42 AM
Submit To Open By	
Date SR Was Opened By Submit To	
Dispatch To	ANDERSON, LAURI
Dispatch To Date	2/14/2018 11:16:33 AM
Dispatch Open By	
Dispatch To Open Date	
Status	Open
Closed By	
Closed Date	
Service Request Incident Info	Request for retention and increase of affordable housing for seniors.
Existing Service Request Comments	By QUINN, JANET: 2/14/2018 11:14:06 AM Affordable Housing for Seniors. Need to keep what we have and increase low income housing. By QUINN, JANET: 2/14/2018 11:16:44 AM Emailed to Lauri
Code Compliance Case Number	
LFP Work Order Number	
King County Discretionary Req Number	
Historical Number	

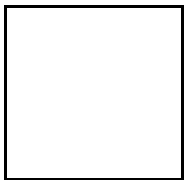
CALLER INFORMATION

First Name	Last Name	Address	Apt. #
GARRETH	JEFFERS	6910 NE 170th St.	

City	Zip	Home Phone	Work Phone	Other Phone
		425-489-0707		

Customer Comments	Caller Problem Details

Customer Email	Cell Phone
GARRETHJ@MYNORTHSHORE.ORG	



4.Housing Strategy Plan: Preserving Existing Affordable Housing

Bridgit Baker

Subject: Service Request: 14740

From: City Works
Sent: Tuesday, March 13, 2018 12:11 PM
Subject: Service Request: 14740

CITY OF KENMORE

SERVICE REQUEST

Service Request ID	14740
Problem Description	DS INQUIRY
Priority	Medium
Has caller been responded to	N
Date that caller was responded to	
Need to contact caller by this date	3/27/2018 10:49:32 AM
Incident Address	MULTIPLE / CITYWIDE
Incident Apt Number	
Incident Location	Mobile Home Parks
Incident City	
Incident State	
Incident Zip	
Service Request Initiated By	QUINN, JANET
Date & Time Service Request Initiated	3/13/2018 10:49:32 AM
Submit To	BENT, DEBBIE

Submit To Date	3/13/2018 11:07:32 AM
Submit To Open By	
Date SR Was Opened By Submit To	
Dispatch To	ANDERSON, LAURI
Dispatch To Date	3/13/2018 11:07:37 AM
Dispatch Open By	BAKER, BRIDGIT
Dispatch To Open Date	3/13/2018 11:04:25 AM
Status	Open
Closed By	
Closed Date	
Service Request Incident Info	Request to preserve existing mobile home parks in Kenmore.
Existing Service Request Comments	By QUINN, JANET : 3/13/2018 10:50:16 AM Request to preserve and protect the only real low affordable housing in City of Kenmore- RE existing Manufactured/Mobile Home Parks in Kenmore. Seniors, Disable, Veterans Low and fixed income resi will be displaced if Kenmore allows these parks to be developed.. Displacing 500-600 residents... We r your help please see link for review See link for samples other cities have done Spokane https://my.spokanecity.org/projects/policy-re-manufactured-and-mobile-home-parks/ By QUINN, JANET : 3/13/2018 10:54:03 AM Emailed to Bridgit By QUINN, JANET : 3/13/2018 10:59:11 AM Additional info from citizen (also forwarded to Bridgit): Additional information Manufactured/Mobile Home Overlay to pretect and preserve Low affordable housing City of Marysville, WA https://mail.google.com/mail/u/0/#inbox/1621b93c897eb5a4?projector=1&messagePartId=0.1 Please review to see if we can help preserve our Senior,Veteran, Disabled, low and fixed income low affordable housing By QUINN, JANET : 3/13/2018 11:00:49 AM 3rd add info from citizen: City of Spokane Zoning information to protect and preserve Manufactured/Mobile home parks https://mail.google.com/mail/u/0/#inbox/1621b582c94155e9?projector=1&messagePartId=0.1 Please help us save the City of Kenmore,s low affordable Housing for Seniors, Veterans, Disabled, low fixed income residents. By QUINN, JANET : 3/13/2018 11:02:22 AM 4th add info from citizen: Additional Information for Marysville,WA rezoning of Manufactured/Mobil Home Parks preservation http://www.codepublishing.com/WA/Marysville/html/Marysville22C/Marysville22C230.html#22C.23 Hope this helps to preserve our homes...Rezoning with Manufactured Park Overlay City of Kenmore t protect and preserve the Low affordable housing for Seniors, Veterans, Disabled, low and fixed incom

4.Housing Strategy Plan: Preserving Existing Affordable Housing

	residents from development By QUINN, JANET : 3/13/2018 11:08:02 AM Forwarded to Lauri Anderson By QUINN, JANET : 3/13/2018 11:22:14 AM From citizen: Please ask planning commission to provide at the March 15th or 20th meeting the numbe housing units in the permit and building stage. Luxury and each affordable percentage stage, as well as those in the finishing to be available in the next few months.
Code Compliance Case Number	
LFP Work Order Number	
King County Discretionary Req Number	
Historical Number	

CALLER INFORMATION

First Name	Last Name	Address	Apt. #
STACEY	VALENZUELA	7031 NE 175th St.	

City	Zip	Home Phone	Work Phone	Other Phone
		650-580-1564		

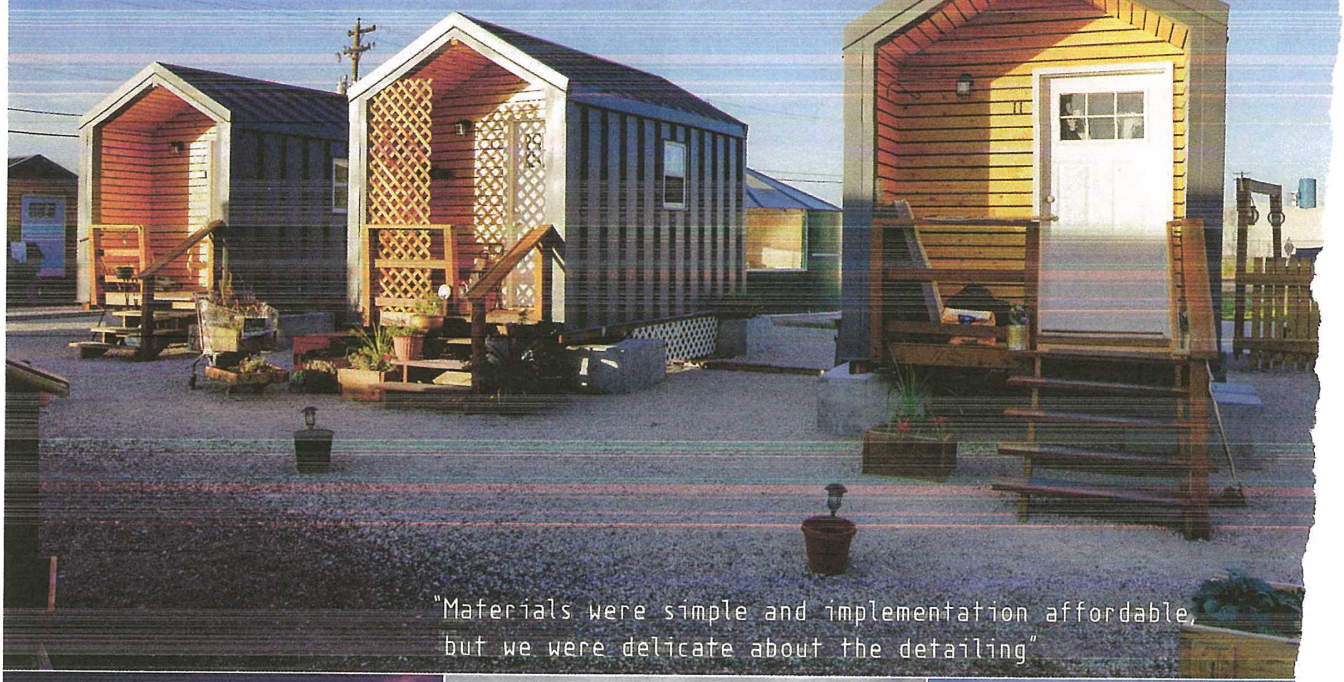
Customer Comments	Caller Problem Details
	Request to preserve existing mobile home parks in Kenmore.

Customer Email	Cell Phone
SVALENZ229@GMAIL.COM	

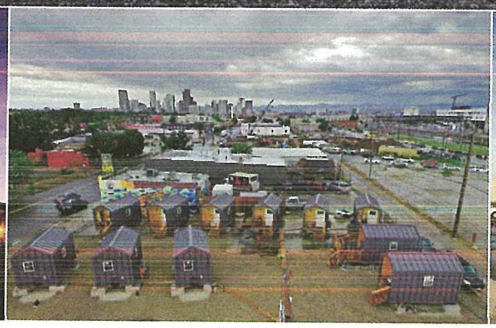
4.Housing Strategy Plan: Preserving Existing Affordable Housing

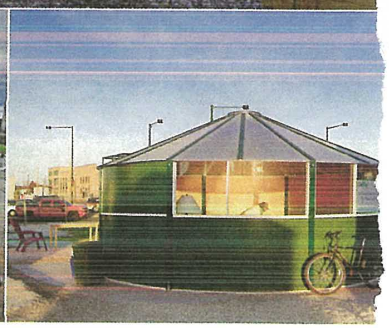
it makes a village

Not everyone who's homeless has the option of going to a shelter. Couples, the transgender, and those with pets and certain disabilities may face obstacles in the traditional system. So Denver's Radian/Placematters came up with a solution in the form of tiny houses for temporary occupancy. For the first iteration, called Beloved Community Village, the design nonprofit's executive director, architect Tim Reinen, worked with the housing nonprofit Colorado Village Collaborative to house 15 people in a cluster of



"Materials were simple and implementation affordable, but we were delicate about the detailing"





11 units occupying ⅓ acre. Each of the units has aluminum siding and roofing, a tidy pine porch, and a 100-square-foot interior with pine plywood paneling that residents are allowed to paint. A yurt contains the communal kitchen, while the restrooms and showers are in separate structures. Reinen even designed a mobile laundry truck.

Required by zoning regulations to be transportable without being on wheels, the units were attached to concrete foundations with angle brackets and carriage bolts. Once the six-month permit expired, the whole village was hoisted, via forklift, across an alley to the next site. An entirely new village is then coming to a historic district nearby, with units slated to house homeless women and transgender people. **—Athena Waligore**

GREATERgood

Clockwise from top: *For Denver's homeless, Radian/Placematters worked for a reduced fee to design a temporary village. Its kitchen yurt. The ⅓-acre site. Standing-seam aluminum facades and concrete foundations.*

4.Housing Strategy Plan: Preserving Existing Affordable Housing

Creating Homelessness

Thursday, February 1, 2018 at 3:00PM

Christine Suzuki, ASID, LEED AP in Kenmore, MHC, Tiny Houses, healthy home, homelessness, housing crisis, housing displacment, manufactured home communities, tiny homes, tiny house

The housing displacement of elderly & low-income households in Kenmore Washington

Small homes or Tiny homes are the rage across the country, offering home ownership at an affordable price. Ironically, we developed this concept years ago – calling them manufactured homes or trailer homes. Manufactured home communities (MHCs) are sprinkled throughout our state and are usually inhabited by retirees or low-income families. Manufactured homes are HOMES, not apartments. Residents purchase their homes from $15-$150,000 because it is affordable home ownership. They also pay a monthly fee to the park owner. Most residents have used all their 'nest egg' to purchase these homes; they have made many repairs and upgrades to the home and expect to live there for many years.

There are six MHC communities in Kenmore Washington with 257 households. Some residents have lived in their community for over 30 years. Recently, residents of all six parks were surprised to receive a letter informing them that there was a Planning Commission that was making recommendations to the City Council regarding MHCs and housing density in Kenmore. Residents were invited to a meeting to learn about the ***future plans*** of their communities. The commission was exploring options to allow **development** (code word for tearing down your home with no compensation) of the parks but requiring that a % of future **apartments** being built be 'affordable.' ***In return for losing their homes and a place to live, the residents would receive 'first right' of renting an apartment that would be built in the future.*** This option satisfies both Kenmore's' density problem as well as their responsibility to provide low income housing.

WOW! (this is my commentary), **WOW**, so the solution to Kenmore's density problem is to take the fixed income/low income population, the population with the lowest income, the lowest resources and the least ability to obtain legal counsel, and basically steal their homes (as home owner you have to remove your home, but there is nowhere to move it to so you have to demolish it to give back the land to the park owner 'as it was prior to putting the home on it,'), again, steal their homes and forcing them out on the streets. MANY residents are seniors over 80 years old and being forced out of their homes will have adverse HEALTH implications. (They will die.) Many residents have children whose education will be disrupted, and mental health affected by becoming homeless. MARK MY WORDS, there are few people, if any, in this community who have the financial resources to move to another home. They have put all their savings and resources into the homes that they purchased. **There is no PLAN B.**

To be fair, there was another scenario that would trade development rights that the park owners had not heard of and did not think would work. There was also an option to have the residents buy the park. Again, the park owners pointed out that there was no way the residents could compete with the offers that they were receiving AND that the time for residents to go through the process of raising capital and financing could take years, and if the park owner wanted to sell, they would not want to wait years to do it. So those plans were pretty much dead in the water. They also asked the home owners what ideas they had to make 'relocation acceptable', and if they had any good ideas that the council had not explored to solve this problem.

In short, it looks like the only option appealing to both the park owners and the city (***the home owners don't count***) is to develop manufactured home parks that will provide housing for NEW people moving to Kenmore ***while forcing 257 long term Kenmore households into homelessness.***

Bridgit Baker

From: beau <beau@detentemgmt.com>
Sent: Wednesday, March 21, 2018 9:00 PM
To: Doug Nugent; Mark Ohrenschall; Carol Baker; Scott McDonald; Mike Mulcare; Dennis Olson; Michael Vanderlinde
Cc: Craig Hillis; Daniel Stoner; Jeremy Millard; perkgolf@yahoo.com; Walt Olsen
Subject: Park Closure Public Hearings

Members of the Kenmore Planning Commission:
I was disappointed during last night's public hearing to see that what had been shaping up as a system of carrots to encourage the preservation of some of Kenmore's mobile home parks, while allowing others within the city's growth boundary to redevelop, turned into a series of bludgeons meant to coerce the park owners. The elephant in the room is longevity. Many of the homes in the communities with the underlying zoning conducive to redevelopment are 50 years old. These are homes dating from the period of mobile home living when parks were seen as a temporary use for a site on the outskirts of town- to be removed when a higher and better use became practicable. For a half century, these communities have provided affordable housing in Kenmore with no public benefit being given to the property owner other than the belief that as the city grew, they would eventually get to enjoy the side effects of that growth by either selling or personally redeveloping their land for a higher and denser use.
Homes of this vintage were not built with longevity in mind. They were a product of the 1950's post-war boom mentality of "Ah, you can just throw it away when you're done!" Most are at the end of their effective lives. They will not last another 15-20 years, much less 50 as discussed by some of the panelists. Have you all driven/walked through each of the communities in question? Many of the homes are at the point of using tarps for roofs due to leaks. Their electrical systems are nowhere near code, and upgrading them would cost about the same as the home. Carports and driveways are crammed with belongings as well as structures not likely built to code. There is little available sales data for these homes in particular, but from my experience in parks of similar age/quality, sales prices around $6,000 and less are not uncommon. Even if someone were to supply the funds to move in a new home, why would someone pay $50,000 or more to live next to a house worth a tenth of that price on a densely packed lot?
On that note, the point was raised last night about the value of these homes- the only way to measure that is by the market. To ask a landlord to pay a resident based on the perceived emotional value of the home is simply unsustainable. The truth is many of these homes have "negative" value. On the open market, someone may pay $5-$10K for the house, but to remove just the house, the costs are close to $8K for a single-section home. Asbestos abatement is the primary cost driver for demolition work. Combined with dumping fees and other costs associated with prepping a former home site for development, the shell is worthless from an economic standpoint.
The proposals being discussed seem to be nuclear options which simply serve to shoot Kenmore in the foot with regards to future development. As pointed out by the park owners looking to redevelop, this cycle is not likely the one in which these parks are closed. The past seven years have been unprecedented for the Puget Sound region in terms of growth. If major privately-funded growth has not yet hit Kenmore, it's unlikely in the remaining time left to this bull market. Inevitably there will be a correction. This gives the city time to develop new approaches to housing affordability and keeping the lowest income residents of the city housed within its borders. Why is there no broader discussion of creating a housing fund to build permanently affordable housing on city-owned land? Why is the city not out looking to buy older properties in need of rehab? Why are these six parcels, representing a total of five private citizens, being looked to as the sole providers of a commodity that is a public service? Why are not all of Kenmore's taxpayers being asked to put

skin in the game? Why is the city not looking to itself for helping build part of the solution? When the next downturn occurs, there will be plenty of opportunities for the city to buy housing stock and small apartments that have fallen on hard times. Kenmore needs a longer-term plan which preserves its ability to develop a modern, dense, efficient civic core while respecting the property rights of the park owners, the decades of affordable housing they've already provided, and the needs of the residents of the four parks likely to be displaced. The plans as discussed would blow a hole in the city's redevelopment plan and leave it a hodgepodge of dense and not-so-dense residential zones.

I believe it was Chair Nugent who asked the question about how you get more market development in Kenmore. Employers. And employers come from commercially zoned parcels of land, and to lure big-name employers you will need newer buildings developed close to the city core and transit/services. At least three of the four mobile home parks fit that description. Permanently keeping these sites as low-quality housing does not serve the greater good of Kenmore, nor does it serve the residents currently residing in these mobile homes. You are essentially guaranteeing the creation of slums as the homes continue to fall victim to further functional obsolescence and physical deterioration.

The comment was made by numerous participants in last night's meeting that "we're getting too deep in the weeds". ***Before*** making policy is ***exactly*** the right time to get into the weeds. Discuss and figure out what the effects of your decisions might be before voting!!! The TDR program appears to be fraught with difficulty. Further, adding a longer park closure time frame is likely to spark a constitutionality debate. The twelve-month statute as it exists is already questionable as no other property class faces this type of discrimination. Adding that much uncertainty to the already risky development cycle is simply a backdoor method to depriving a property owner of their rights to develop their land to its highest and best use. A harsh re-zone of the properties could constitute a taking as you are consciously redefining the allowed uses of a piece of property in order to achieve a public good.

The best option appears to be some form of inducement to preserve the two communities along the slough while working over the next several years to find ways to soften the experience of residents in the parks likely to close. This may be working with the state legislature to develop a more robust housing relocation fund which can help shoulder more of the cost for residents when they are required to move. It may be helping bring newer homes into the communities that will remain, or helping existing residents in these communities upgrade to a new home. However, attaching an albatross like a first right of refusal for the city or the residents to any low or no-cost infrastructure loan, or any other inducement, will only serve to kill the incentive to participate. The reason no park owners took advantage of the inducements offered by Lynnwood several years ago was because they were too weak to be worth the owner's time. A long-term community owner would likely take a 20-year or 30-year loan on favorable terms or a property tax abatement to replace roads, water lines, and sewer lines. For the two communities most likely to remain in long-term operation, this could give them a significant increase to their useful lives.

Regarding recent legislation, HB 1884 was a piece of legislation worked on by both manufactured home community owners and residents which would have expanded the state's relocation assistance fund to include all forms of housing; as it stands, the funds can only be used to move/purchase a mobile/manufactured home in an existing park. We sought to change the law so that any type of housing would be supported to include apartments, single family residential, etc. The bill passed the House but died in the Senate due to a lack of time with the short session. It will return next year and we are looking at ways to make the program more robust and beneficial to all residents in manufactured/mobile home parks

We respectfully ask that we be allowed some seats at the table during the upcoming hearings so that we may contribute and respond in real-time rather than in the opening public comment period. We do not believe that the interests of the property owners are being represented fairly and accurately during these hearings. Further, if the commissioners have any further questions they would like answered from an owner's/developer's point of view, please let us know and we can work on having responses ready for you all.

Thank you,
Beau Harer

4.Housing Strategy Plan: Preserving Existing Affordable Housing

Bridgit Baker

Subject: Cynthia Little Mobile Park

From: Beverly Hughes [mailto:bahh99@hotmail.com]
Sent: Thursday, March 29, 2018 8:52 AM
To: Lauri Anderson <landerson@kenmorewa.gov>
Subject: Cynthia Little Mobile Park

To Whom it My Concern:

Cynthia Little lives at the mobile park in Kenmore WA. 7031 NE 175 St #22, Kenmore, WA 98028.

Cynthia Little is on state aid and is on a strict budget and can't afford to move, plus she has health issues.

Her family is very concerned where she could live if she had to move.

Please don't make all these people move from their homes.

Sincerely,

Mrs. Beverly Hughes