

**City of Kenmore
Planning Commission Meeting
May 15, 2018 & May 16, 2018 @ 6:00 p.m.**

Planning Commission Members – In Attendance

May 15:

Mark Ohrenschall, Vice Chair
Carol Baker
Dennis Olson
Scott McDonald

Consultants & Staff

Debbie Bent, Community Development Director
Lauri Anderson, Senior Planner
Bridgit Baker, Admin Assistant
Arthur Sullivan, ARCH
Eliana Rey, Spanish interpreter
Marcela Rey, Spanish interpreter

May 16:

Mark Ohrenschall, Vice Chair
Carol Baker
Dennis Olson
Scott McDonald

Consultants & Staff

Debbie Bent, Community Development Director
Lauri Anderson, Senior Planner
Bridgit Baker, Admin Assistant
Mike Stanger, ARCH
Arthur Sullivan, ARCH
Eliana Rey, Spanish interpreter
Marcela Rey, Spanish interpreter

1. CALL TO ORDER

The meeting was called to order by Vice Chair Ohrenschall at 6:02 p.m. on May 15, 2018.

2. CITIZEN COMMENTS

Nadia Reigna Silver, 18230 70th Lane NE #206, Kenmore. She is a resident of the Copper Lantern condos. She wanted to speak to the housing crisis all over King County. She has her masters and has been unexpectedly homeless herself.

Additionally, she has housed others that are homeless. This is the time to show our best, not our worst.

3. PUBLIC HEARING

Vice Chair Ohrenschall opened the Public Hearing for citizen comments regarding the preliminary Mobile Home Park recommendations. The following people spoke on May 15:

Sharon Hawkins
Jim Fry, AMHO
Kylin Parks, AMHO
Nadia Reigna Silver
Arlene McAley-Bare
John Krumwiede
Daniel Stoner
Deborah Bartos
Joanna Crocker
Ishbel Dickens
Silvia Narciso

Commissioner Baker motioned to continue the public hearing to May 16th which was seconded by Commissioner Olson. The motion passed 4-0 with no abstentions.

On May 16, the following people spoke:

Robert Spurlock
Walt Olsen
Russ Millard
Harry Perfater
Paula Pena
Kylin Parks, AMHO

See the attached summary for each of their public hearing testimonies.

4. ADJOURNMENT

Vice Chair Ohrenschall adjourned the public hearing at 6:35 p.m. on May 16, 2018.



Planning Commission

Approved by Planning Commission on: June 5, 2018

Summary of Public Hearing Comments

Following is a summary of the public comments made at the May 15 and May 16 public hearing. Many of the homeowners and property owners expressed their appreciation for the conversation the Planning Commission was having and for being provided an opportunity for input, and understood the challenges the Commission faced on this topic. The main points of the testimony were:

Homeowners/Representatives

- All of the mobile home parks (MHP) should be protected
- Overlay zoning has worked in other cities
- MHPs are communities, and many living there have been residents for a long time
- Residents own their homes and have invested substantial amounts in their homes. For a number of the homeowners, the mobile home represents essentially all or a large portion of their savings
- Owners should be using a portion of the rent paid to fix Infrastructure in the parks
- Rents continue to climb
- Need displacement help if redevelopment is permitted

Property-owners/Representatives

- Affordable housing is a community-wide responsibility, not just the responsibility of the property-owners
- Need details of the incentives to know if they are adequate
- Onerous redevelopment restrictions will prevent redevelopment
- Need more housing to make Kenmore a walkable community
- Several property-owners said they had no plan to redevelop for a long time

Name	Mobile Home Park (MHP)	Comments
Jim Fry, AMHO		Four properties are not protected by the Planning Commission's recommendations. This means that 47% of the mobile home park units would not be protected under the recommendations; 121 homes potentially would be eliminated. MHPs earn a lot of money for their owners. Removing the parks would lead to a density increase with impacts such as increased traffic. Give those who are at highest risk for displacement the most protection.
Kylin Parks, AMHO (spoke both nights)		The Planning Commission has made some difficult recommendations. We know that the owners' plans can change even though they may say now that they won't redevelop. Many of the people living in these parks are in poverty. If displaced, the homeless population will increase. MHP properties are a people business. The infrastructure problems are the fault of the owners

		who have not used a portion of the rents to take care of maintenance. Don't allow residents to lose everything.
Ishbel Dickens		Under the Planning Commission's recommendations, none of the communities have any long term guarantees they will be preserved. The Commission should reconsider MHP zoning. Other cities have. Landlords have been able to continue to make their living, to increase their rents and sell their properties. She doesn't see that residents' concerns have been taken into account. Give the homeowners some hope.
Nadia Reigna Silver		Amazed that there is no rent cap in Kenmore. (Staff explained that rent control is illegal in Washington State.)
Sharon Hawkins	Inglewood East	All residents own their units and rent their land. The park is a community. Concerned about rent increases over time (many of us pay more than half of our income for land rent) and defining what's "affordable." Need to make rent affordable and protect against rent increases.
Arlene McAley-Bare	Inglewood East	Her only income is disability and a rent cap is important. She used her savings to purchase her home and won't have any place to go. She thought this would be the last place she would live. Please do not zone out her MHP.
John Krumwiede	Inglewood East	Rents have gone up and the owners have increased the utility charges and shifted other costs to the homeowners. Need rent control.
Joanna Crocker	Inglewood East	Understand that some of what has been discussed is impacted by what is allowed in state legislation. Will be going to the State legislature to ask for change. True wealth is about abundance; in our MHP we have an abundance of diversity and community, and having a community like that in the MHP makes a person rich.
Russ Millard	Inglewood East	He is one of the owners of the MHP. Is in favor of incentives because it motivates the owners. They want to develop more MHPs. For existing parks, the measures should be voluntary. Would be happy to give input and help develop incentives.
Deborah Bartos	Lakewood Villa	Traveled to Seattle to see newly developed neighborhoods—they're all the same design. What is the heart of Kenmore? The people. Why can't the MHPs stay and be improved? Make the community work for everyone. Compassion brings hope. Want a diverse community.
Walt Olsen	Lakewood Villa	He is the attorney representing the Lakewood Villa owner. Who should bear the burden of affordable

		housing? All are collectively responsible for this. The property owner should not be deprived of his rights; consider this when discussing mandatory requirements. Should look to incentives. The incentives in Lynnwood failed because the incentives were not adequate. The devil is in the details.
Daniel Stoner	Lakewood	He owns the park. Would like to discuss incentives. The devil is in the details. If redevelopment restrictions are onerous (for example, requiring 2 bedrooms at a low affordability level), it will kill the redevelopment. There is a trade-off between preservation and the City vision. If Kenmore wants a walkable community, it needs more housing units. No plan to redevelop soon.
Silvia Narciso	Kenmore Village	Everyone agrees that affordable housing should be supported. It is very stressful thinking that the park could be closed. Let us keep our community of mobile homes; want to continue living here. Put yourself in our shoes. If the owner wants to sell, no rent should be charged for two years so the homeowners can save money to relocate. Should receive fair market value for our homes as we have invested in them. We need help; we are trying to keep our home safe.
Paula Pena	Kenmore Village	We ask for your support; listen to us. Don't allow anything to happen. Her 3 kids go to school. They know what's going on and that they may have to move to a different school far away. Have invested a lot of money in their home; wouldn't be fair to take it away. Asking for 2 years of rent and enough notice to relocate. Also want to know the value of their home and a fair payment for their home. Have all struggled to have what we have and it doesn't feel good to lose it.
Robert Spurlock	NE 181 st Street	Have lived in the MHP for 31 years. If high density housing is proposed, must consider impacts of displacement. Afraid he and other homeowners will lose their investments. Help those who can't move their homes.
Harry Perfater	NE 181 st Street	The Planning Commission needs to consider the residents. Has lived in the park for 20 years. Currently living off Social Security. Minimum apartment rent in the area is \$1,000. This would take 90% of his Social Security check. Need to take this problem seriously. This is about people not dollars.