

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, June 5, 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**

[April 17, 2018 Planning Commission Meeting Minutes](#)
[May 15 & 16, 2018 Planning Commission Meeting Minutes](#)

- 4. AGENDA ITEMS**

[Final Mobile Home Park recommendation Memo](#)
[Attachment 1 - Summary of Public Hearing Comments](#)
[Attachment 2 - Preliminary Recommendations](#)
[Attachment 3 - Description of Options](#)
[Attachment 4 - Previously Considered Strategies](#)
[Attachment 5 - Evaluation Criteria](#)
[Additional Correspondences](#)

- 5. ADJOURNMENT**

- 6. UPCOMING MEETINGS:**

June 19, 2018, 7:00 p.m.
July 9, 2018, 6:00 p.m. (tentative joint meeting with City Council)

**City of Kenmore
Planning Commission Meeting
April 17, 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
Mark Vanderlinde

Consultants & Staff

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

1. CALL TO ORDER

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

2. CITIZEN COMMENTS

For this meeting only, there was not an opportunity for verbal comments. However, written comments were welcomed and should be mailed to the Planning Commission at City Hall or emailed to Lauri Anderson (landerson@kenmorewa.gov).

3. APPROVAL OF MINUTES

Commissioner Olsen motioned to approve the April 3, 2018 minutes which was seconded by Commissioner Mulcare. The motion passed 5-0 with no abstentions. Commissioner McDonald and Commissioner Baker arrived after the vote was taken.

4. AGENDA ITEMS:

Lauri Anderson explained that the purpose of the meeting was to make the preliminary recommendations for the public hearing. Commissioner Nugent requested that the terminology be consistent and suggested that the term MHP's (Mobile Home Parks) be used. The Planning Commission agreed to look at each park and apply/not apply each option to them.
The Planning Commission unanimously agreed that Option 1 should apply to Lakewood Villa and Inglewood East, but not Lake Terrace, 7021 NE 181st St, Kenmore Village and Lakewood.

The majority of the Planning Commission agreed that Option 2 should apply to Lakewood Villa and Inglewood East, but not Lake Terrace, 7021 NE 181st St, Kenmore Village and Lakewood (with the exception of one Commissioner regarding Lakewood).

The majority of the Planning Commission agreed that Option 3A should apply to Lakewood Villa, Inglewood East, and Lakewood, but not Lake Terrace, 7021 NE 181st St, and Kenmore Village.

The Planning Commission unanimously agreed that Option 3B not apply to any of the parks. Debbie Bent suggested leaving Option 3B on the table even though the Planning Commission agreed that it wasn't applicable to any of the parks so the public could speak to it during the Public Hearing.

The majority of the Planning Commission agreed that this was not well suited for Lakewood Villa and Inglewood East, but could apply to Lake Terrace, 7021 NE 181st St, Kenmore Village and Lakewood.

Commissioner Vanderlinde motioned that Option 5 for off-site replacement be removed from the list which was seconded by Commissioner Baker. The motion passed 7-0 with no abstentions.

The upcoming Planning Commission Public Hearing is to start at 6:00pm instead of the regular 7:00pm time. Commissioner Mulcare and Commissioner Vanderlinde will not be able to attend on May 16th.

5. ADJOURNMENT

Chair Nugent adjourned the meeting at 8:23 p.m.

Planning Commission

Approved by Planning Commission on: _____

**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: _____



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

MEMO

TO: Planning Commission

FROM: Debbie Bent, Community Development Director
Lauri Anderson, Senior Planner *wk*

DATE: May 29, 2018

SUBJECT: Final Mobile Home Park Recommendations

A summary of the public hearing testimony from your May 15 and 16 public hearing is attached for your review (see Attachment 1). The summary is presented by mobile home park (MHP) as you requested.

The purpose of your meeting on June 5 is to finalize your recommendations to the City Council for the six mobile home parks. We have attached your preliminary recommendations (see Attachment 2), along with the more complete description of the options you have been considering (see Attachment 3). We also have attached the list of the options you previously considered and rejected in case your review of the public testimony leads you to reconsider approaches (see Attachment 4).

Attachment 5 includes the evaluation criteria you originally developed when reviewing the parks. We recommend that you use these criteria (and any additional criteria you wish to add) as the basis for your final recommendations.

Thinking ahead to the Commission's presentation of the final recommendations to the City Council, staff has two suggestions:

1. Staff recommends that you make a clear linkage between the criteria you have used and the option you recommend. Although we have a fairly good idea from your previous discussions of how you applied the criteria, the Commission as a whole should make the final connections clear so that we can provide this information to the City Council. For example, "for this park, we used these specific criteria to make our recommendations."
2. For three parks, you currently have more than one recommended option. Staff suggests that you clarify the relationship between these recommendations. In some cases, multiple options may reinforce each other (for example, long term preservation could be achieved either through zoning changes or purchase), but in other cases the multiple options conflict (for example, guaranteed long term preservation does not fit with a recommendation that incentives be provided to the property owner to achieve preservation for several years).

We tentatively are scheduling the joint meeting with the City Council for Monday, July 9, assuming that you finalize your recommendations on June 5. Please review your calendars and let staff know your availability so that we can determine whether we would have a quorum for the 9th.

Staff presently is developing a background report to the City Council to accompany your recommendations, including data you have reviewed, an explanation of the public process, guiding principles you have identified, and treatment options you have rejected.

Attachments

Attachment 1: Summary of public hearing testimony

Attachment 2: Preliminary recommendations

Attachment 3: Description of options

Attachment 4: Previously considered options

Attachment 5: Evaluation criteria

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.

PLANNING COMMISSION’S PRELIMINARY MOBILE HOME PARK (MHP) RECOMMENDATIONS

“X” in a cell means that the Planning Commission recommends this option for the specific MHP. For a more complete description of the options, including issues of concern, please visit the City’s website at <http://www.kenmorewa.gov/Manufacturedhousingcommunities>.

	7031 NE 175 th St. (Lakewood Villa)	7301 NE 175 th St. (Inglewood East)	7000 NE 181 st St. (Lake Terrace)	7021 NE 181 st St. (unnamed)	7614 NE Bothell Wy. (Kenmore Village)	6837 NE 182 nd St. (Lakewood)
Option 1 Long-term preservation of the mobile home park (MHP) through purchase of the property-owner’s development rights. Includes protective zoning and/or a preservation covenant for the MHP.	X	X				
Option 2 Long-term preservation of the MHP through purchase by a preservationist (for example, MHP residents, private nonprofit agency, or public agency). Includes protective zoning and/or a preservation covenant for the MHP after purchase.	X	X				
Option 3a Potential preservation of the MHP for several years through incentives available to the property-owner in exchange for some period of preservation (for example, reduced fees, infrastructure loans, etc.). Taking the incentives would be the property-owner’s choice.	X	X				X
Option 3b Preservation of the MHP for several years through protective zoning for the MHP in exchange for future zoning benefits to the property-owner. The City would determine the period of mandatory protective zoning; it would not be optional for the property-owner.						
Option 4 No City requirement to preserve the MHP (remains the choice of the property owner). MHP property would be up-zoned with a requirement that redevelopment include affordable housing units comparable in number, size and cost to those being replaced. MHP residents may have first right to rent the new units. Relocation assistance may be provided.			X	X	X	X

MOBILE HOME PARK (MHP) OPTIONS

(4/18/2018)

LONG TERM MHP PRESERVATION

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

- Allow park owners to either (a) transfer (sell) their development rights (TDR) from the MHP 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 MHP for the long-term, with corollary maintenance requirements, and/or the City would put a protective zoning overlay over the property.
- 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.

City Code/Regulatory Actions:

- Overlay zoning or covenant
- Create fee-in-lieu option (city-wide), and/or
- Create TDR program

Possible Direct City Assistance:

- Up-front financing of fee-in-lieu payment to property owner
- Financial assistance for home rehabilitation

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 MHP 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 MHP for the long-term through purchase from the property owner at fair market value

- Purchase the MHP, blending any or all financial resources from MHP residents, private nonprofit agencies, public agencies, or other preservationists.

- After purchase, place a long-term covenant over the property to preserve the park and/or rezone the park to provide protection.

City Code/Regulatory Actions:

- Create fee-in-lieu option (city-wide)

Possible Direct City Assistance:

- Financial assistance (grant or loan) for property purchase/upgrade
- Financial assistance for home rehabilitation

Issues:

Implications for residents/nonprofits/agencies paying fair market value for properties currently planned for higher densities or commercial uses.

Would the property owners wait for the longer time period typically needed to put together financing by groups trying to preserve existing parks?

Would the rezoning approach allow for future redevelopment?

EXTENDED MHP PRESERVATION

Option 3a: Preserve the MHP for several years through a variety of incentives offered 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.
- In exchange for funding, consider obtaining “first right of refusal” to buy the park.

City Code/Regulatory Actions:

- Require relocation plan
- Remove nonconforming status

Possible Direct City Assistance:

- Reduce property-owner operating costs (e.g., utilities, property tax)
- Loans for property upgrades
- Financial assistance for home rehabilitation
- Relocation assistance

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?

Option 3b: Preserve the MHP for several years through protective zoning, in exchange for future zoning benefits to the property-owner

- Provide increased density or decreased affordable housing requirements as a result of phased zoning that preserves the MHP for some period of time with corollary maintenance responsibilities.

City Code/Regulatory Actions:

- Time-limited overlay zone, followed by upzone. Upzone may have less affordability requirements than in Option 4
- Require relocation plan
- Remove nonconforming status

Possible Direct City Assistance:

- Financial assistance for home rehabilitation
- Relocation assistance

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 take City action to preserve the MHP (remains the choice of the property owner), but preserve affordability and provide assistance

- Rezone the MHP property for greater density but require new development to include an equivalent number of units as are in the MHP 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 of park closure, and/or provide a certain amount of relocation assistance.

City Code/Regulatory Actions:

- Upzone with affordability equivalent to mobile homes
- Require relocation plan
- Provide “right of first opportunity” to rent
- Consider requiring a longer notice of park closure

Possible Direct City Assistance:

- 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 MHP 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 MHP residents are no longer living in the development?

How would "current residents" be defined? (Residents on the date the notice of park closure is received? Residents at the time of MHP closure? Other?)

What tenant screening requirements would apply?

PREVIOUSLY CONSIDERED OPTIONS

Options previously considered by the Planning Commission, but excluded from the preliminary list of options, include:

- A. No protection. Continue the status quo and leave all decisions about mobile home park (MHP) redevelopment with the property-owner.
- B. Protective MHP zoning overlay. Amend the zoning code to make MHPs a permitted use in the relevant zone, limit other permitted land uses, and allow a future path to redevelopment only through Comprehensive Plan and zoning amendments. Bothell, Snohomish County, and other jurisdictions have special land use designations and overlay zones for existing MHPs. The impact has been to preserve MHPs by imposing a more deliberate approval process; redevelopment for other uses only is possible through a public amendment process. This scenario could reduce development capacity, unless the MHP is at or close to the allowable density. A “senior” MHP zoning overlay also was considered.
- C. New MHP development. Rezone other property in the City for development of a new mobile home park(s) and then develop the new park(s) for existing MHP residents. The rezoning could occur in areas that are presently zoned for single-family development or on other large low-density properties (church properties were identified). Challenges with this scenario include siting, financing and developing a new mobile home park.
- D. Partial redevelopment. Allow greatly increased heights and density on a portion of the MHP property, but retain another portion for mobile home or very-small-lot cottage development. It may be that the increased height and density could make a proposal more economically feasible; however, integrating either the existing mobile homes or something like a new low-income small lot development into a project could prove difficult given existing property sizes. The housing transition during construction also would be a concern.
- E. Provide other affordable housing. Require developers to purchase other existing affordable housing in Kenmore (existing apartments, for example) in exchange for redevelopment. As units in the purchased properties turn over, the MHP residents could move in. As an alternative, consider cascading redevelopment so that as new affordable units are created in the City, the MHP residents would have the first opportunity to rent them, thereby freeing up the park(s) for redevelopment. Challenges include how the timing for relocation would work. Would current apartment tenants be evicted to house MHP residents? Would maintenance of the park continue as it was emptying? How long would it take before redevelopment was possible?

Background to Planning Commission Recommendations

The City recognizes that mobile home parks (MHPs) are a significant source of affordable homeownership in Kenmore. Presently, there are no regulations in the City that would prevent or mitigate closure of a MHP in Kenmore. The City does not own the MHP properties and the property-owner could choose to convert a MHP into commercial or multifamily development. The City is being proactive in considering various strategies that would prevent closure, make closure less likely, or address the impacts of a closure. In considering recommendations for the MHPs, the Planning Commission is seeking to balance preserving existing affordable housing with the need to increase the available housing supply overall.

The Planning Commission's preliminary recommendations for each of the six mobile home parks (MHPs) in Kenmore are found on the following page. The Planning Commission developed several criteria to evaluate the MHPs and make these recommendations. The criteria and the analysis for each MHP are included in this chart:

Address of Park	7031 NE 175 th St. (Lakewood Villa)	7301 NE 175 th St. (Inglewood East)	7000 NE 181 st St. (Lake Terrace)	7021 NE 181 st St. (unnamed)	7614 NE Bothell Wy. (Kenmore Village)	6837 NE 182 nd St. (Lakewood)
Size of MHP (# units)	Large (57)	Large (78)	Small (11)	Small (20)	Medium (27)	Large (63)
Existing % of allowable density	88%	84%	22%	30%	38% (existing zoning, not TOD*)	40%
Consistency with the Comprehensive Plan vision	Consistent	Consistent	Inconsistent	Inconsistent	Moderately consistent with zoning. Inconsistent with TOD overlay.	Moderately consistent
Age restrictions	Yes	Yes	No	No	No	No
Property sale/ redevelopment timeline (current owner)	10-15 years	Not anticipated	< 5 years	< 5 years	< 5 years	5-10 years
Age of MHP 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
Feasibility of selected option						

*Transit-oriented development district

Additional background information on the Planning Commission's recommendations can be found on the City's website: <http://www.kenmorewa.gov/Manufacturedhousingcommunities>.

Tues. May
15th, 2018

To Whom it May Concern:

I Have lived at The Inglewood East Mobil Park for over 19 Years, at 7301 N.E. 175th St. Kenmore AKA Inglewood East Shores. I am currently under Dr's care for Breast Cancer just finished Radiation, This is the second time Cancer has attacked my body. My only income is Disability, even before the Cancer hit I had to watch Every Penny in order to pay my Rent. There is no way I could afford an apartment and when I moved here I planned on it being the last place I would live. I don't go to the Movies, or out to Lunch or Dinner, just the Hospital, Dr's offices and sometimes to Church. I don't buy new clothes and I can't even afford a Goldfish.. Please Please Do Not zone out Inglewood East Mobil Park, it is near the water. I don't have any place to go and I would be Homeless. I can't move my Mobil because it was built in 1970. I PRAY you folks spare the Mobil Park I Call Home. Arlene

ARLENE MC ALEY- BARE
7301 N.E. 175th ST. #203
Kenmore, WA 98028-3536
425-485-8581

ORIGINAL

Harry L. Perfater Jr.'s Statement to the Kenmore Planning Commission

RE: Mobile Home Zoning Issues - decisions
7002 NE 181st St., Unit #4
Kenmore Washington 98028

The above "Lake Terrace Park" place is where I (Harry L. Perfater Jr.) have lived in for 25 years in a 1969 Broadmore 12'x64' mobile home. I am 71.5 years old.. It is said that truth can be stranger than fiction, nonetheless, I certify that the following information is true and correct under the threat of perjury (though these days that does not seem like much of a threat anymore).

In 1991, I was divorced and admitted to practice law in Washington after graduating from the University of Montana Law School. I had the best year financially I ever had as a lawyer in 2000. I was looking forward to better years. In that same year I filed suit for a client named Kay Kettel, against Rite Aid. That case became a "life changer" after trial court and Court of Appeals decisions in it. That life change likely would not be described by most people as "for the better."

Essentially in that case an attorney (Timothy Redford - a reputed FBI agent) as well as his client were cumulatively fined for an amount of slightly over \$5,000 for what amounted to dishonesty (for extreme discovery abuse) in or about March 2001. After that fine, I conclusively proved (with court documents from other cases that were indelibly indisputable), subsequent violation of violation of the court's order that included the original fine; that violation directly and personally involved both attorney and client. See attachment "*Kettel's Game Changers For Perfater*" NOTE: all attachments hereto are on file at the Washington State Supreme court (WSSC) See infra.

My client was then fined \$1,500 for filing a Motion for Contempt despite that egregious violation of a court order. That was upheld on appeal. At all times proximate to those decisions there was not one precedent that I could find in the entire body of state and federal jurisprudence that could lend sort of realistic support to the trial and 2004 appellate court decisions. There was much more "strange" about that case; its particulars are more fully described in the "*Kettel*" attachment.

My intent afterwards gradually evolved to leave the practice of the law -- how could I ever make a recommendation to a client to proceed in a case I handled. I had lost faith in the judicial system. The last several years of practice I was basically not taking new cases just trying to finish up what I had.

I continued to practice in my "physical office" in Bothell until February 2009 - where I had been a sole practitioner for fifteen years at the same location /office -in the midst of a deep depression and life crisis that resulted after the *Kettel* appellate decision.. I moved my office into my mobile home, with years of accumulated clients files, office furnishings and equipment. It was chaos.

I had two active pending cases. I had several other clients whose cases were resolved with third parties but for whom I held monies in my trust account as I fulfilled my intent to leave my practice of the law. The words "fix", "influence", "connections", "corruption" and "abuse" permeate my thoughts then and now about that case and what has seemingly manifested for me in a very personal manner since then.

A bar complaint was filed in March, 2009 after I failed to send a notice to one of my two remaining existing clients. The reason I failed to send notice? I was wrapped up in a very contentious litigation in the other unresolved third party case client's case - I had explained my state of mind to that client but they wanted me not some other attorney (WHY? they told me my candor, honesty, and evident genuine concern). In February 2009 I was diagnosed with severe cataracts just after closing my physical office in the midst of that contentious case.

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RECEIVED
CITY OF KENMORE

In July 2009 I suffered a severe heart attack requiring two emergency surgeries in less than 24 hours. I had no health insurance. My credit was and is absolutely atrocious. I am not at all proud of that and regard it shamefully. If I am ever able to pay any creditor despite the lapsing of the Statutes of Limitations, I will do so.

I had readily admitted fault to the WSBA in a March, 2009 letter for not contacting the bar complaint client. Subsequently I readily admitted to the WSBA that I was suffering from severe depression and that it stemmed from the *Kettel* case. As soon as the bar complaint was filed I did nothing on unresolved trust fund matters /cases but for the contentious one that settled.

The WSBA subsequently noted my deposition in December, 2009. The WSBA then converted the case to a disability matter. An attorney was appointed due to that disability, and my financial, status. There were absolutely no issues related to any form of dishonest mishandling client' trust monies at any time.

Prior to admission to the WSBA, it required a statement from a treating mental health provider. That treatment provider diagnosed me in July, 1990 as having Post Traumatic Stress Syndrome - stemming from an abusive dysfunctional childhood. See attachment, this and another - "*Kettel's Game Changers For Perfater*." are on file at the WSSC for a Interim Suspension hearing in February, 2012. My lawyer in the disability case then pressured me to agree to a (a easy less expensive disposition) Stipulation that I was "paranoid and delusion." I refused- I was not, have never been and am not delusional. No witness was ever interviewed, as promised by appointed attorneys, that knew me for a longtime though that of course is very relevant. No one I have ever spoke with about this thinks I am delusional - I readily admit to "grounded" paranoia - but even paranoids have enemies, n'est pas? The failure to get those crucially relevant promised witness statements for consideration by the evaluator, was my basis for refusal to be evaluated and then the February, 2012 Interim Suspension hearing. In it WSSC Justice Fairhurst stated

"my perception from reading his declaration and that of Randall Karstetter's declaration is that Mr. Perfater believes that something serious did happen to him [as a basis for his] ...perception that the FBI or someone was coming in and tampering with his computer... Isn't there a concern that counsel appointed by the Bar for missing deadlines and not doing what, at least whether he needed to or not needed to, he'd agreed to in preparation for this hearing is that a concern about the representation [he] is receiving?"

www.tvw.org, In Re Harry L. Perfater Jr. Docket No. 201,025-3 (February 28, 2012), at 15:55 minutes,

This is the first public statement I have made about my life, and the significant relevant circumstances affecting it, to the general public. Justice Fairhurst was referencing a situation involving illicit access to my office computer and then cutting edge technology for file deletion at various times in August 2001.

I have devoted my life to getting this situation involving "fix", "corruption", and "abuse" out to the public, a disclosure if you will. The "abuse" is current, near daily if not daily, and involves all forms of electronic interference with my life (eg. I refuse to own a "smart" phone, if I did it should be named a "stupid" phone) as well as filled with untoward uncommon events of the type described as "gangstalking." See "<https://fightgangstalking.com/what-is-gang-stalking>", hereinafter cited as "*Gangstalking*".¹ Note that another term of art used to describe this victimization is "targeted individuals" See also "*Guinea Pigs*" by John Hall, MD. Why have I devoted my life to this? What better use of a life than to thwart Hitleresque and Stalinist types of power abuses?

One of the primary objectives of gangstalking is disruption - disruption to cause personal dysfunction for the victim. See "*Gangstalking*", and "*Guinea Pigs*" both describe the abusive use of COINTELPRO, MKUltra, as psychological warfare type weapons. Since the time of the *Kettel* case I have been

¹ This well written and cited site is 180 pages plus in length with credible sources (Washington Post, NY Times. Forbes etc).

variously subject to nefarious intrusive acts to my person, home and office (while practicing) as well as other acts of "gangstalking." See "*Gangstalking*," and "*Guinea Pigs*" for a more complete statement of the many forms such harassment takes. I attribute those intrusive circumstances to the *Kettel* case and the rogue retaliatory element likely associated with the FBI reacting to my disclosure and documentation attempts to expose. I have contemporaneous documentation, mostly circumstantial, for many events. If you are going to violate the law, the FBI in particular knows how to do it to avoid detection.

Furthermore, from what I have read and seen about it appears I *may* be a "smart dust" victim. See "*Smart Dust – The Future of Involuntary Treatment of the Public*," January 18, 2017, <http://www.wakingtimes.com/2017/01/18/smart-dust-future-involuntary-treatment-public/>. I believe I am a victim. Proof of smart dust in a body is near impossible as far as I my research has discerned. And, I am an ideal non-consensual victim as a "poor" person rebuffed by state courts for trying to get a reputed FBI agent held accountable for deceit and perjury in three ways: the local county trial, and state appellate, courts; and retaliation for adverse disclosures about a reputed *federal* agent. So where do I go for recourse in justice if when local and state courts may be involved in corruption, as well as federal law enforcement?

I started arising from my severely depressed state when I started fighting for my uphill rights in my disability case. Fighting for my rights and against wrongdoing buoyed me out of depression. The people of such power abusing it don't want someone fighting for rights necessitating disclosure of their abuses. They have position, power, good incomes and they have a deep trough of funding. NOTE: the 178-page "black budget" for NSA's 2013 fiscal year allocated a "slush" (a discretionary fund with no oversight or accountability - a use as you please and as you see fit) fund of \$52.6 billion. See "*Gangstalking*," citing <https://www.theverge.com/2013/8/29/4672414/leaked-snowden-documents-reveal-details-of-surveillance-budget>.

If you think there are not real and significant abuses by federal law enforcement supporting illegality by (surveillance) agencies, See:

Violent criminal on federal payroll as informant, 05.13.12 Seattle Times

<http://old.seattletimes.com/text/2018198043.html>

A 911 call by a federal informant stating "federal agent needs help" caused a massive police response leading to "A Times review of nearly 800 pages of prison and prosecution documents revealed the Bronx, N.Y., native [the informant] had been jailed in 43 states. His convictions date to the 1990s and include breaking and entering, robbery and larceny... [assault charges]...and... "cyberstalking that included death threats."

Federal Jury Convicts James 'Whitey' Bulger

<http://www.fbi.gov/boston/press-releases/2013/federal-jury-convicts-james-whitey-bulger>

U.S. Attorney's Office August 12, 2013

Bulger was on the FBI payroll as an informant while being investigated by the FBI as head of the Irish Mafia in Boston and for multiple murders and other serious felonies that he was ultimately convicted of. He was found guilty of 11 murders and multiple felonies.

But just try to prove any form of misconduct against the FBI. My Freedom of Information Act requests to multiple (overlap with data sharing) relevant federal "surveillance" agencies have all been denied on "national security" and "criminal investigation" grounds.

As to those denials, I am no terrorist but for those in power who have abused their power: my terror for them is disclosure (as Edward Snowden so vividly stated about his disclosures - disclosure is what this type of wrongdoer fears), not bodily harm; so I am not at all a threat to national security. But interestingly enough, the definition of national security in the FOIA has been interpreted to protect the mere methods used in wrongful, bad purpose surveillance even if the reasons for the FOIA requests are not invalid, or misbegotten of an untoward nature. Nor is there any valid basis whatsoever for any type of "felonious conduct" of mine to justify a federal criminal investigation.

Harry L. Perfater Jr.'s Statement
to the Kenmore Planning Commission
p. 3 of 4

Nearly every act I take associated with disclosure is nearly always accompanied some form of "thwarting" reaction. For instance, while writing this document I at times received left sided head pain (commonly associated with clicks in my walls, as today, likely transceivers - *See generally* Google: "TSCM"), tinnitus and for a time I lost the "Save As" ability to name this document in Word Only - when I did a Ctrl A-C and copying contents to Word Perfect, saving there and then tried to return to WORD and then successfully used "Save As".

Currently I live off a net Social Security Check of about \$1,121 monthly. My net worth after debts is significantly negative. The people who live in mobile home parks have not been blessed with the attributes associated with a prosperous American Middle Class life. Most of the people live here out of necessity not necessarily choice. They are up against it to begin with. Each resident has a likely unique story about why they came to live where they live as opposed to a country mansion on a hill surrounded by acreage and servants that folks fantasize about. Except mobile home residents fantasize about just owning a simple small single family home that minimally costs hundreds of thousands of dollars. This is why they face genuine adversity with any decision of the planning commission about their current lives and living situation. It is why I wanted to tell my story. The pending decision is of great significance and impact for the persons here. Some of these people, maybe me, may be left homeless.

My understanding is that likely apartment rent (if I would qualify after a credit check) will be somewhere in the neighborhood about of \$1,000 minimally. Trying to find a place to live for \$510 per month (Lake Terrace Park's owner - Jim Perkins' current lot rent for my home) to say the least would be "trying" especially for a person diagnosed with PTSD (such a condition does not go away but a person can live to cope with it better, but nonetheless it constantly reasserts itself /is aggravated with ongoing harassment / "gangstalking.") and a mere \$1,121 monthly income.

My understanding is that my mobile home (as well as others built before 1976) essentially can not be moved anywhere because of strictures with housing codes. Even if it could be, I can not afford to spend about \$10,000 - \$15,000 to get it moved. It is likely worth less than \$5,000.

I ask that consideration for my situation, as well as my fellow residents, be given in some manner particularly that time be extended to allow my co-residents as well as myself to be required to move ; this will allow people with minimal incomes time to find very scarce affordable housing in our area . Also, that I be given relocation assistance to move and future consideration for low income housing.

I was reticent in letting deeply personal information "all hang out" but it is about time I did and it is truly my first public statement. Thank you for taking the time to read this.

Sincerely,



Harry L. Perfater Jr.

Dated May 15, 2018

Enc. July, 1990 Letter to WSBA from Betty Miller RE: PTSD diagnosis;
"Kettel's Game Changers For Perfater"

Harry L. Perfater Jr.'s Statement
to the Kenmore Planning Commission
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KETTEL'S PERSONAL GAME CHANGERS FOR PERFATER

- 08-07-00 A premises liability action (Kettel v. Thrifty Pay Less/Rite Aid (TRA) was filed by Perfater, served with Interrogatories and RFP the following day.
- 12-06-00 Deposition of only Defendant Thrifty Pay Less/Rite Aid (TRA) employee identified as working on incident date (which was a mid afternoon weekday) taken after seriously deficient discovery responses. Perfater demands supplementation of such employees, and continues deposition. Perfater later same day gets an "intimidation" call from Francis Floyd (of Floyd and Pfueger) about 7 PM. advising that the defendant's attorney (Tim Redford, [TRR]) is an FBI agent, then abruptly "hung up."
- 04-03-01 Trial court orders sanctions of for over \$5,000 on Kettel's Second Motion to Compel after finding defendant (and their counsel) willfully violated the spirit and intent of discovery.
- 06-15-01 Kettel filed a Motion for Contempt on May 25, 2001¹ after Defendant only provided *employees working during third fiscal quarter* in which the incident occurred, placing a severe unjustified burden on plaintiff. The Motion cited RCW 49.46.070, which subjected defendant to statutory fines and penalties for improper employee time record keeping. *This motion ALSO brought to the court's attention that TRR, despite the previous order and sanctions which required response about discoverable lawsuits, failed to disclose a case in which HE was counsel of record with an adverse jury verdict to defendant in another premises case just before Kettel filed. Yet, the court sanctioned Kettel \$1,500 on 06-15-01 for filing the Contempt Motion.*
- The Superior Court "loses" The Motion for Contempt. This Motion was about two inches thick.
- 07-27-02 Kettel timely filed a Motion for Discretionary Review. See unauthorized intrusions for apparent unauthorized invasive and intrusive activity in Perfater's office.

¹ The two inch thick Contempt Motion was "lost" by King County Superior Court.

01-14-02

Kettel's Motion for Discretionary Review, decided on 01-14-02. The Commissioner at oral argument describes the case as "pedestrian." YET NO OTHER DISCOVERY RULING INVOLVED, at that time to the best of Perfater's belief via much research, disclosure with statute based criminal penalties for an employer's time record keeping failures for employees; and where counsel failed, AFTER sanctions, to truthfully respond to a valid discovery request of which HE directly and very personally had knowledge.

02-28-03

Perfater appeared at a Appeals court non-compliance hearing after trial court finally granted a CR 60 motion to "lost brief" and more importantly the court made an oral ruling that Kettel's' brief could be amended to include a very relevant recent first impression case on discovery conferencing. The written ruling didn't contradict the express ORAL grant to amend to include that case in amendment. Defendant moved to strike the amended brief, requested RAP 18.9 sanctions for violating the written order for amendment.

02-28-04

Appellate decision rendered upholding all trial court decisions, authoring RAP 18.9 sanctions. Kettel then moved to reconsider with a verbatim transcription copy of the 02-28-03 hearing which nearly reflected word for word the court's oral grant to file an amended brief. That motion was denied.

This is the only case in the United States common law (after then contemporaneous extensive all states and federal research at least at that time), where:

___ denying discovery request for disclosure of precise employees at the time of an incident made of defendant employer, which would make employer in violation of statutory obligations for employee record keeping was upheld by appellate court. A reader of appeals court's Kettel opinion would not be able to discern this fact.

___ an attorney was given oral authority by an appellate court to amend a brief to include a new case, and then be fined for amending the brief especially after moving in reconsideration with a verbatim transcription copy of oral hearing.

11-30-04

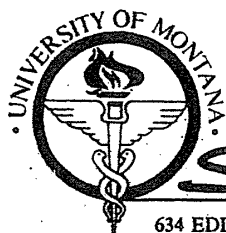
Kettel files a late Petition for Review with Motion to Extend Time on or about 11-30-04 after Perfater's August, 2004 suicide attempt. Perfater does not acknowledge his suicide attempt as a reason for the late filing.

Perfater cites in the Petition a recently discovered case showing (that less than a year before Kettel filed her action) that Rite-Aid had about \$10,000,000 punitive damages jury award (see Hundley v. Rite Aid of South Carolina, Inc., 339 S.C. 285, 529 S.E.2d 45, 49, (2000)) that had significant discovery abuse sanctions component (I believe it is correct to say in the millions, but I have never been able to read that case again).

2000-2004

Perfater learns in about 2009 via the internet that during the active stages of *Kettel* during 2000-2004:

- At least three Rite Aid executives fined and actually jailed for fraud related charges; and,
- Rite Aid fined \$5,000,000 by FDA for violations related to dispensing controlled substances without complying with FDA regulations.



634 EDDY AVENUE MISSOULA, MT 59812 (406) 243-2122

Washington State Bar Authority

Re: Harry L. Perfater,

Your Honor:

Due to a request by you, Mr. Perfater has asked that I write a statement concerning his mental health treatment here at the University of Montana Student Health Service. The following is a summary of this therapy along with the diagnosis and a prognosis statement.

Mr. Perfater was initially seen here in October 1987, with a presenting complaint regarding trust and control issues. His marriage was troubled and he had, in the not so distant past, been dealt the blow of the death of his eldest son who had been born with congenital anomaly.

His history revealed an abusive, insecure and unhappy childhood and he had received both in-patient and out-patient treatment during his early adult years for psychiatric problems precipitated by trouble with his girl friend and lack of support by his abusive and dysfunctional family. He viewed that treatment as having been a positive experience for him and he went on to complete college, marry his present wife and take responsibility for his growing family.

Since he believed that therapy had been helpful in the past, he was eager to make this contact and to begin working in his behalf. I saw him on a weekly and sometimes bi-weekly basis during his freshman year in law school. During his second year, I saw him less frequently, however during Spring Semester of that year I arranged for him to be involved in our group for abused men, where he actively worked on issues of powerlessness and gained insight into his own self-defeating behaviors. I did not see him again until Spring Semester 1990, his senior year, when he came in for a recap of his work accomplished here.

The therapeutic focus was on raising his sense of self esteem dealing with issues of perceived powerlessness via reality oriented therapy and the use of relaxation/stress reduction techniques.

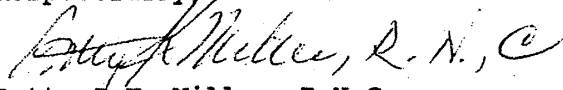
July 17, 1990
page 2

He worked hard and his progress was continual and significant. An issue which was never resolved was his disintegrating marriage. He was amenable to marital/family therapy, but his wife consistently refused intervention by me or anyone else.

At no time during these years did Mr. Perfater exhibit psychotic, anti-social or other emotionally disabling disorder. He was not treated with medication. Alcohol or other drug use/abuse was never an issue here.

During his final session in May 1990, he expressed his gratitude for this respite from the pressures of the past three years. His terminating diagnosis was the same as on admission: Post Traumatic Stress Disorder, chronic; prognosis good with further therapy. I discussed this with him and I am confident that he will seek help when needed.

Respectfully,



Betty J.K. Miller, R.N.C.,
Coordinator of Mental Health Services
Student Health Service
University of Montana

BJKM/pm

cc: chart

First I Want To Thank The City Council
and The Planning Commission for giving
The Residents of The Kenmore Mobile Home Communities
an opportunity To Express Our Deepest Concerns.
I impore Both The City Council and The Planning
Commission To TRULY Review any Preservation
Paperwork With a fine tooth Comb. The Reason
for This Request is that at least one of The Mobile
Home Parks is owned By one or more attorneys, whom as
you know are Experts at finding "GRAY AREAS" and or
"Loop-Holes" that could be interpreted as to Be More advantageous
To The Mobile Home Park owner or owners than To The
folks that live There:

Just A Thought... Mobile Home Park Residents
Pay To such entities as City Franchise Fees
and Property Taxes.

Please Please Preserve Inglewood East
Mobile Home Park for many years To Come.
With Respect Thank You.

ARLENE McALEY-BARK
7301 N.E. 175th St. #203
Kenmore Wa. 98028-3536
425-485-8581



P.S. Sorry about some of the writing, I'm fighting Cancer and I
get real bad Headaches so I may have mis-spelled some words. I
Thank You for Your Compassion.

Lauri Anderson

18120 68th AVE. N.E.

Kenmore, WA

98028

"Thank You For Your Help."

Bridgit Baker

Subject: FW: Manufactured Housing Community zoning

From: Ishbel Dickens [<mailto:ishbeldickens@outlook.com>]

Sent: Thursday, May 24, 2018 12:13 PM

To: Lauri Anderson <landerson@kenmorewa.gov>; MStanger@bellevuewa.gov

Cc: 'Kylin Parks' <kylinparks@gmail.com>

Subject: Manufactured Housing Community zoning

Dear Lauri and Mike,

I thought you might find the link below of interest to you. It outlines the process the City of Portland is undertaking to help preserve manufactured housing communities.

Best,

Ishbel

206.851.6385

<https://www.portlandoregon.gov/bps/article/682451>

Manufactured dwelling parks might get a zone change to help park residents stay in their homes

www.portlandoregon.gov

Read about proposals for a new base zone for mobile home parks, then testify to the Planning and Sustainability Commission.