

September 27, 1988

INTRODUCED BY Barden, Nickels, Sullivan

PROPOSED NO. 88 - 732

MOTION NO. 7327

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A MOTION relating to the creation of a program to assist mobile home residents in the Sea-Tac Area Update study area who could be displaced by redevelopment.

WHEREAS, the department of parks, planning and resources prepared the executive proposed Sea-Tac Area Update of the 1977 Highline Community Plan and transmitted it to the council on March 1, 1988, and

WHEREAS, the Sea-Tac area update project was a cooperative effort between King County and the Port of Seattle that examined land use and transportation issues near Sea-Tac International Airport, which was assisted by a Citizen Advisory Committee appointed by the council on January 13, 1986 by Motion No. 6429, and

WHEREAS, two major purposes of the Update were to encourage land use changes compatible with Port of Seattle and Federal Aviation Administration noise and safety guidelines, and to improve transportation systems serving the airport, reducing traffic impacts on residential areas, and

WHEREAS, the executive proposed Sea-Tac Area Update identifies an area southeast of the Sea-Tac International Airport as appropriate for business park use because of the impact of airport operations and proposed major transportation projects, and

WHEREAS, the King County Comprehensive Plan and the Affordable Housing Policy Plan support retaining affordable housing options and the 1977 Highline Community Plan recognized mobile homes as an important source of affordable housing, and

WHEREAS, in 1985 the Port of Seattle Commission by Resolution No. 2943 adopted the updated Noise Remedy Program which provided mitigations to homeowners severely impacted by airport noise such as acquisition, noise insulation, transaction assistance, and purchase of aviation easements, and

WHEREAS, the mobile home parks are located in the area designated by the Port of Seattle Noise Remedy Program for Neighborhood Reinforcement in which homeowners are eligible for Port of Seattle-furnished noise insulation and other services, and

WHEREAS, the mobile homes have not benefited from the program thus far because it is considered infeasible to efficiently insulate a mobile home for noise abatement, and

1           WHEREAS, mobile homeowners in the subject area constitute a special circumstance  
 2 because unlike other homeowners, they do not qualify for noise insulation assistance, do  
 3 not control decisions about selling the underlying land, and do not receive financial bene-  
 4 fit from redevelopment of the land, and

5           WHEREAS, approximately 75% of the households in the mobile home parks are low-  
 6 moderate income and one third are senior citizens, and

7           WHEREAS, the vacancy rates in mobile home parks in the Sea-Tac area are very  
 8 limited and the cost of moving and installation of a mobile home at a different site is  
 9 \$3,000-\$5,000, and

10           WHEREAS, the King County council finds the subject area is not environmentally  
 11 appropriate for residential structures that cannot be noise insulated and has the potential  
 12 for a major employment center and significant transportation improvements which could  
 13 provide a public benefit;

14           NOW, THEREFORE, BE IT MOVED by the Council of King County:

15           The department of parks, planning and resources is directed to proceed with nego-  
 16 tiations with the Port of Seattle and owners of the mobile home parks to establish a  
 17 program to assist in relocation of residents who would be displaced if the property is  
 18 redeveloped. The elements of this program shall include but are not limited to:

- 19           A. Assistance in moving and installation at another location.
- 20           B. Opportunities for displaced residents to choose housing alternatives other than  
 21 mobile home parks.

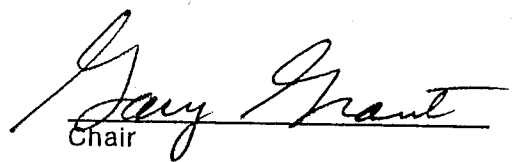
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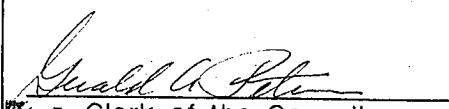
- C. Development of new mobile home parks for displaced residents.
- D. Sufficient resources to administer the housing assistance program.

PASSED this 10th day of October, 1988.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

  
Chair

ATTEST:

  
Clerk of the Council

H:MOST