

1 January 23, 1989
2 1878C/DE/hdm

INTRODUCED BY: Audrey Gruger
Bill Reams

PROPOSED NO.: 88-881

3 MOTION NO. 7432

4 A MOTION declaring Council intent to seek
5 relocation assistance for displaced mobile home
6 park residents and passage of state legislation;
7 requesting Executive action and interlocal
8 cooperation to preserve affordable housing
9 opportunities.

10 WHEREAS, seventy-two mobile home parks containing
11 approximately 5,100 homes are located in unincorporated King
12 County, and

13 WHEREAS, twelve mobile home parks containing nearly one
14 thousand homes have been constructed in unincorporated King County
15 since 1984, and

16 WHEREAS, King County permits development of mobile home parks
17 within a Residential Mobile Home Park (RMHP) zone, which provides
18 a density bonus of up to 1.5 times the residential density of
19 surrounding properties, a maximum of nine dwelling units per acre,
20 and

21 WHEREAS, many older mobile home parks are located on land
22 zoned for multiple purposes, and landowners can receive a better
23 economic return for land uses other than mobile home parks, and

24 WHEREAS, residents in mobile home parks or manufactured
25 housing parks throughout King County both in incorporated and
26 unincorporated communities face displacement due to land use
27 changes, and

28 WHEREAS, the cost of moving and installation of a mobile home
29 at a different site is \$3,000 to \$5,000, and

30 WHEREAS, owners of manufactured housing units in mobile home
31 parks tend to be either first time homebuyers or older persons
32 seeking retirement residences who have low or moderate incomes, and
33

1 WHEREAS, although recent surveys of county residents by the
2 department of parks, planning, and resources indicate that
3 homeownership is highly valued, relatively high housing costs in
4 recent years have put home purchases beyond the reach of many low
5 and moderate income households, and

6 WHEREAS, in 1981 the typical price for a double-wide
7 manufactured home of 1,152 square feet (including land,
8 transportation from factory to site, and set-up) was \$31,690
9 making manufactured housing relatively affordable, and

10 WHEREAS, the 1989-91 Housing Assistance and 1989 Annual
11 Action Plan report that the present average sales price of houses
12 in King County is \$110,000, and

13 WHEREAS, the annual income required to finance such a home,
14 assuming a 10% downpayment and a 10.5% conventional mortgage, is
15 \$36,272, which clearly exceeds the King County median income of
16 \$28,950, and

17 WHEREAS, according to the federal government more than
18 one-third of all new homes sold in the United States in 1981 were
19 manufactured homes, and

20 WHEREAS, federal legislation now provides for a national,
21 uniform set of construction and safety standards to which all
22 manufactured homes must be built, and

23 WHEREAS, manufactured housing is permitted on any residential
24 lot in unincorporated King County and, since 1984, 73 percent of
25 manufactured housing permits were for individual lots versus 27
26 percent for units in parks;

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

28 A. The executive is requested in cooperation with other
29 appropriate local jurisdictions to evaluate county-owned parcels
30 and privately-owned properties for potential replacement mobile
31 home parks and make recommendations to the council within sixty
32 days.

1 1. Residents of Vista Lane and Issaquah Trailer Court
2 shall be offered the first opportunity to apply for available
3 space in such a replacement park.

4 2. Any replacement park developed to address mobile home
5 park displacement must provide long-term security for mobile home
6 owners. Such a park (~~shall~~) should be controlled by the
7 tenants or a public agency and development conditions (~~should~~)
8 shall restrict park conversion to other uses.

9 B. The council intergovernmental relations staff is directed
10 to seek passage of state legislation during the 1989 Legislative
11 Session providing relief for displaced mobile home or
12 manufactured housing tenants, including but not limited to
13 provision of adequate notice of eviction and relocation
14 assistance and development of replacement mobile home parks.

15 C. The county executive is requested to work with
16 manufactured housing unit owners, renters, and manufactured or
17 mobile housing park owners to develop specific solutions for
18 council consideration within 60 days to be implemented when
19 mobile home parks are closed due to changes in land use.

20 D. The county executive is requested to include as an
21 element of interlocal agreements between suburban cities and the
22 county, pursuant to the Comprehensive Plan, provisions including
23 but not limited to the protection of manufactured housing units
24 and for relocation assistance for persons displaced by changes in
25 land use.

26 E. The county executive is requested to review land use
27 designations for all existing manufactured housing parks and make
28 recommendations to the council within six months.

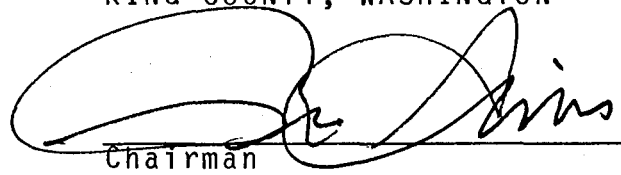
29 F. The county executive is requested to investigate and
30 recommend to the council sources of funding available to assist
31 persons displaced from mobile home parks as a result of changes
32 in land use.

1 G. The county executive is requested to investigate and
2 recommend to the council within ninety days whether there is a
3 need to exercise substantive authority relative to King County
4 Code Chapter 20.44 Environmental Procedures, to ensure
5 displacement of housing tenants of mobile home parks is a
6 significant action under the State Environmental Policy Act
7 (SEPA).


8 H. The executive, in cooperation with the assessor and
9 council staff, is requested to inventory and monitor the status
10 of mobile home parks in King County and seek the cooperation of
11 incorporated jurisdictions in reporting such information.

12 PASSED this 30th day of January, 1989.

13 KING COUNTY COUNCIL
14 KING COUNTY, WASHINGTON

15 
16 Chairman

17 ATTEST:

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19 Deputy Clerk of the Council
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