

KENT MANUFACTURED HOME PRESERVATION STUDY



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AGENDA

- Overview of the Kent Manufactured Home Preservation Study
 - Study Purpose & Goals
 - Community Outreach Process
 - Study Components
 - Selected Findings
- Next Steps



STUDY PURPOSE & GOALS

- Improve the City's understanding of **Manufactured Home Parks (MHPs)** in the community and the role they play in Kent's affordable housing options.
 - Existing conditions
 - Patterns of ownership and rental arrangements
 - Management challenges
- Identify resources and policy options to support preservation



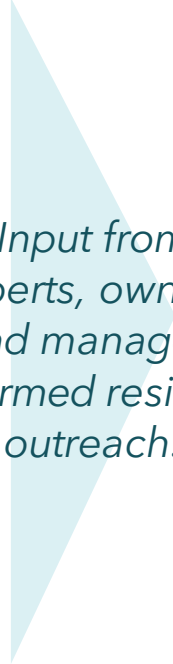
COMMUNITY OUTREACH PROCESS

MHP Experts

- Phone interviews
- Document review

MHP Owners

- Property records
- Letter from the City with paper questionnaire
- Web-based questionnaire
- Text
- Phone calls/interviews
- Field visits
- Department of Revenue open records searches



*Input from
experts, owners,
and managers
informed resident
outreach.*

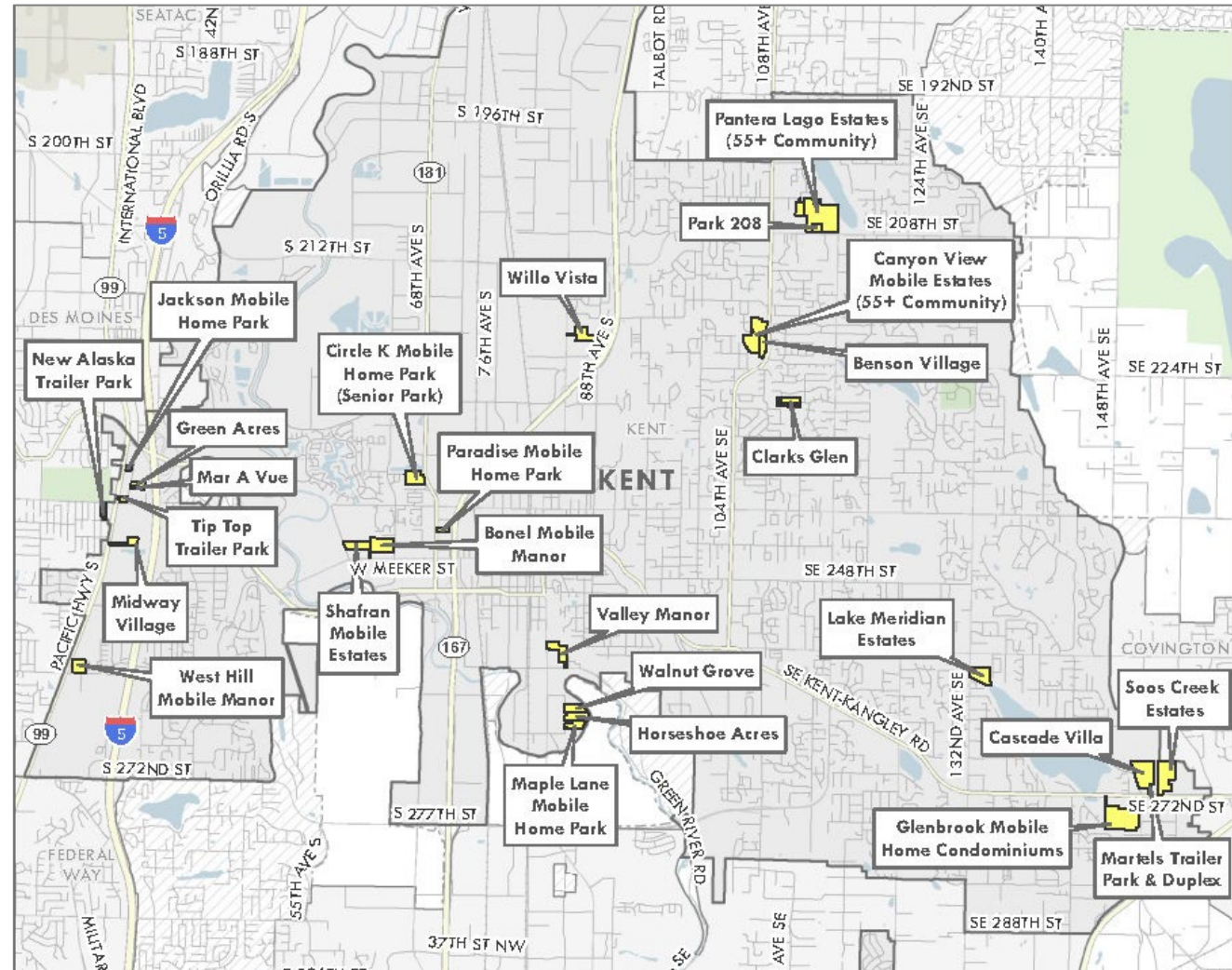
MHP Residents

- All materials in English and Spanish.
- Developed a strategy for each park.
 - Included information in monthly billing statements from property owners
 - Posted information to the front door of residences
 - Mailed postcards
 - Placed postcards/flyers at resident information centers or in mailboxes
 - Posted to social media boards of resident communities
 - Announcements on Spanish-language radio
 - Intercept invitations to provide input by White and Latinx outreach workers.
- Received input through intercept comments, web-based questionnaire, phone calls, interviews, email submissions, and text.

FINDING HIGHLIGHT 1

MHPs in Kent include a diverse set of housing and community types.

- **There are 26 MHPs in Kent**, ranging in size from 7 to 188 units.
- Some parks are homogenous in unit types while others include a **mix of unit age and type** (RV, single-wide, double-wide, etc.).
- Two communities demonstrate **resident land ownership models**.



Pantera Lago Estates (55+ Community)



Cascade Villa



West Hill Mobile Home Park

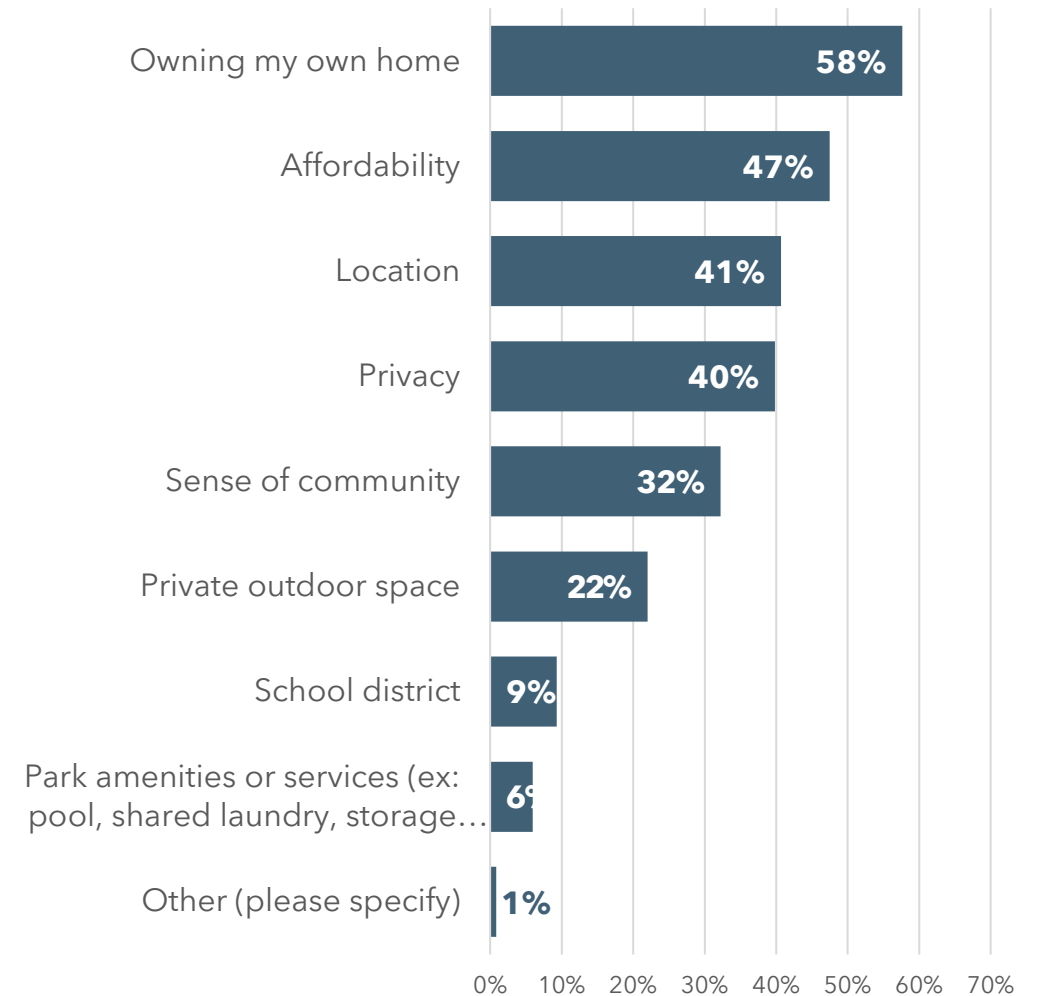


FINDING HIGHLIGHT 2

In general, residents report overall satisfaction with their park management and site conditions.

- Residents commonly use terms such as tranquil, secure, and peaceful to describe their MHP community
- Residents like owning their own home and the location, privacy, and sense of community found in MHPs.

What do you like best about living in your community?



Resident input; BERK, 2021.

Community facilities and amenities.



Ability to modify and decorate your spaces.



Assets and features that would be inaccessible in other housing types.



Ability to park vehicles close to the home for security and safety.



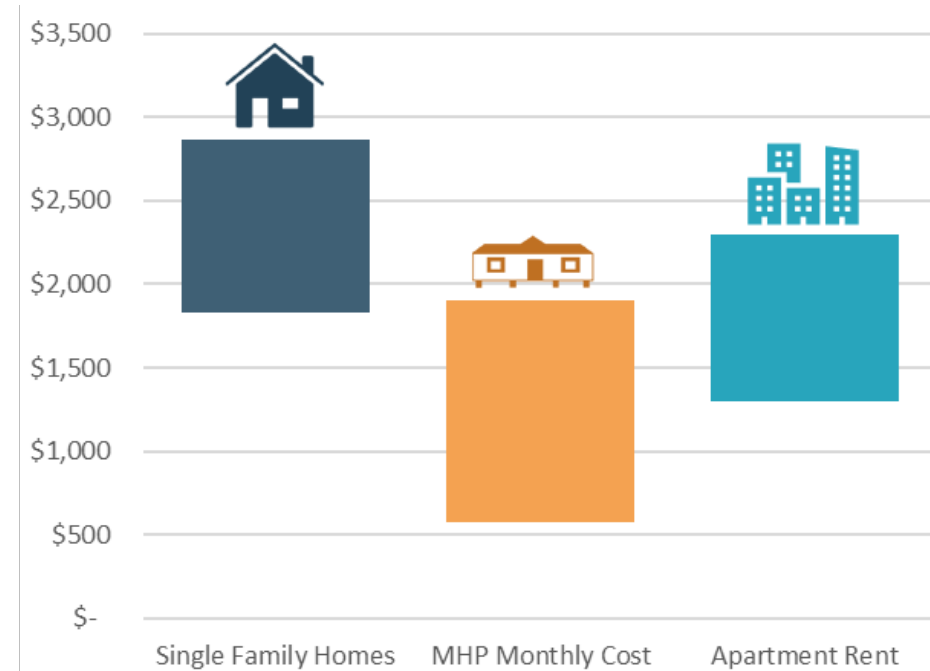
Yards and other ways to have autonomy and individuality.

FINDING HIGHLIGHT 3

MHPs provide a unique and important housing option in Kent.

- MHPs provide some of the housing and lifestyle benefits of single-family housing at more affordable rents.
 - Benefits include community stability, privacy, gardens, and the ability to decorate.

Estimated monthly payments by housing type in Kent

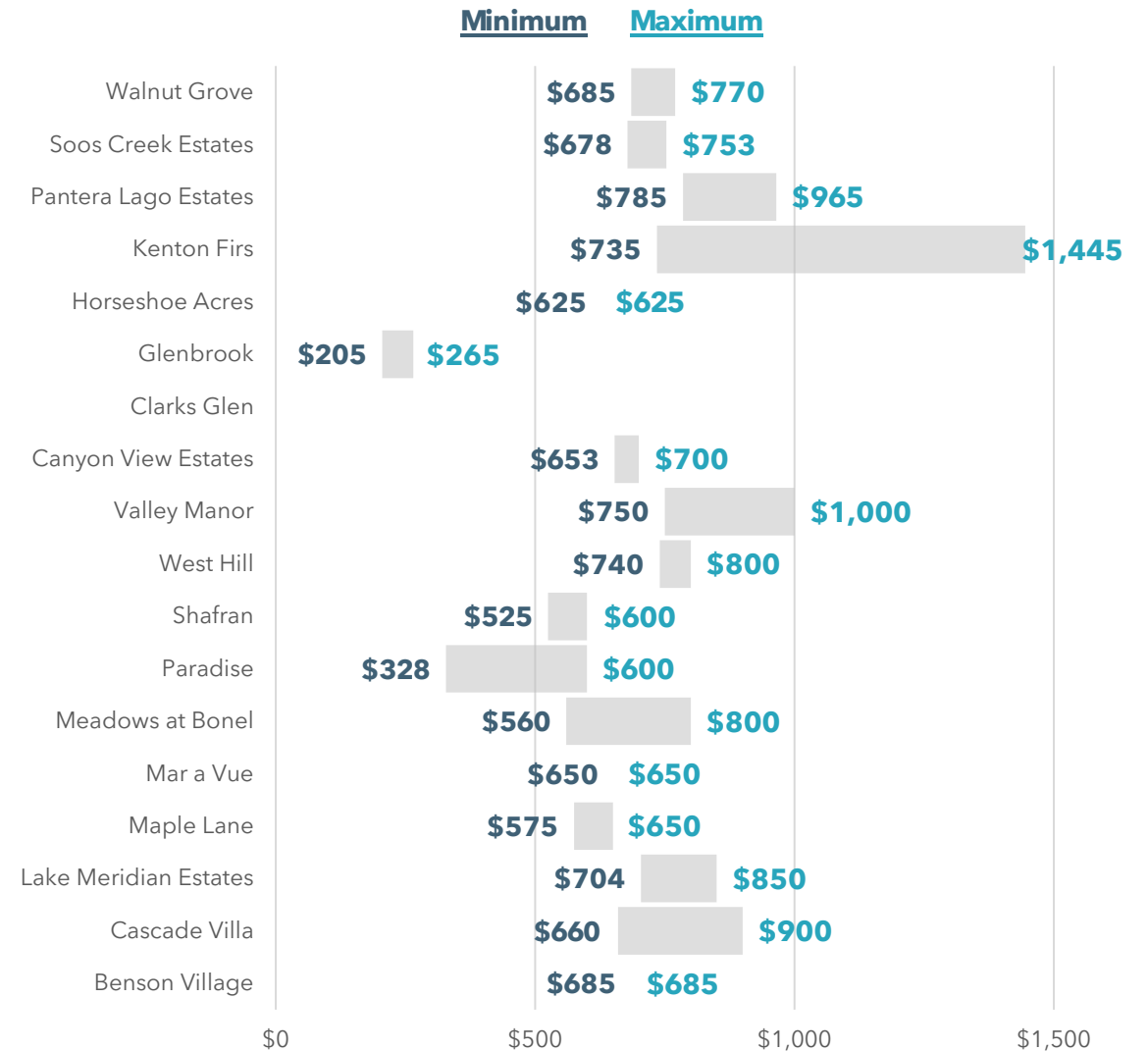


Single family homes based on estimated monthly mortgages for median and lower market home values (2020) as reported by Zillow; MHP monthly costs based on resident reported land-lease payments and estimated mortgage for manufactures housing values as found on Zillow, 2021; Apartment rents based on 1- and 2-bedroom apartment rentals as reported by Zillow, 2021; BERK, 2021.

Average Lot Rents per MHP in Kent

Higher rent is not a strong predictor of park quality.

- Higher reported rents do not align with site quality rankings.
- Many MHPs with highest quality ratings have lower rents, and MHPs with lower quality ratings charge the highest rents.
- Owner type, intent, and age of park are driving factors.

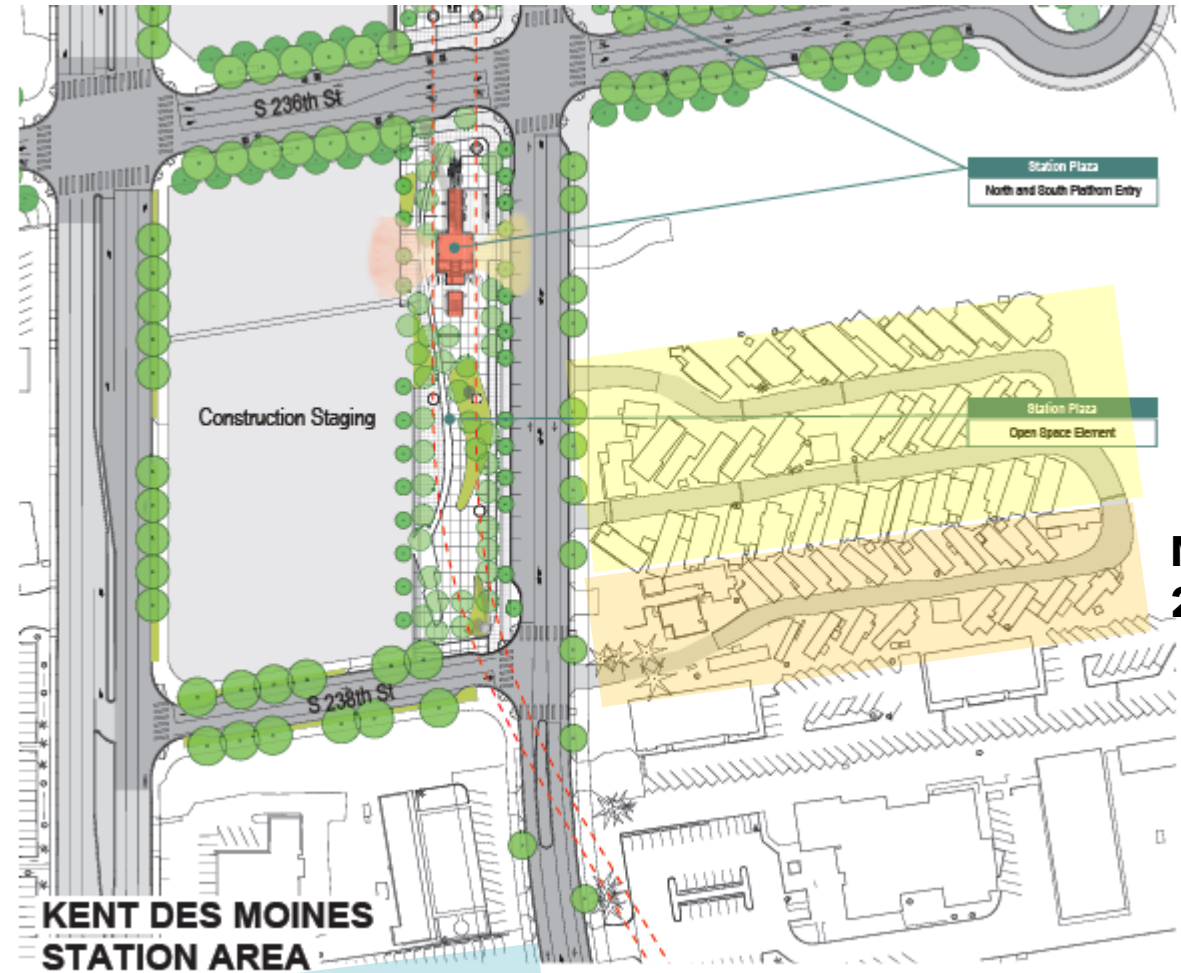


Kent Des Moines Station Area

FINDING HIGHLIGHT 4

High displacement pressure with very few options for homeowners.

- No new MHPs in recent history.
- Some parks are in TOD areas along the path of the light rail extension.
- Ownership model and ownership interest determine displacement pressure.



Green Acres MHP : 34 homes

Mar a Vue: 20 homes

Tip Top RV Park: 29 homes

STUDY COMPONENTS

- **Park Quality Assessment Tool:** An assessment tool to provide a systematic and transparent method of rating MHP quality.
- **Resource Options Toolkit:** A review of resources and policy models related to MHPs, including a description of legal protections available to MHP residents.
- **Manufactured Home Park Inventory:** Dataset with detailed information on each identified MHP in Kent.
- **Findings and Recommendations Report:** A summary of key project findings and policy recommendations based on the Assessments, Toolkit, and Inventory.

AutoSave (on) Kent MHP_COMPLETED ASSESSMENTS_2021 0326

File Home Insert Page Layout Formulas Data Review View Help

Default Page Layout Ruler Formulas

Keep Exit New Options Normal Page Break Preview Custom Views Gridlines Headings

Sheet View Workbook Views Show

L4

1 **Manufactured Home Park Assessment Checklist**

2

3 **Date** 2/23/2021

4 **Name of Reviewer(s):** Jeremy Perkins

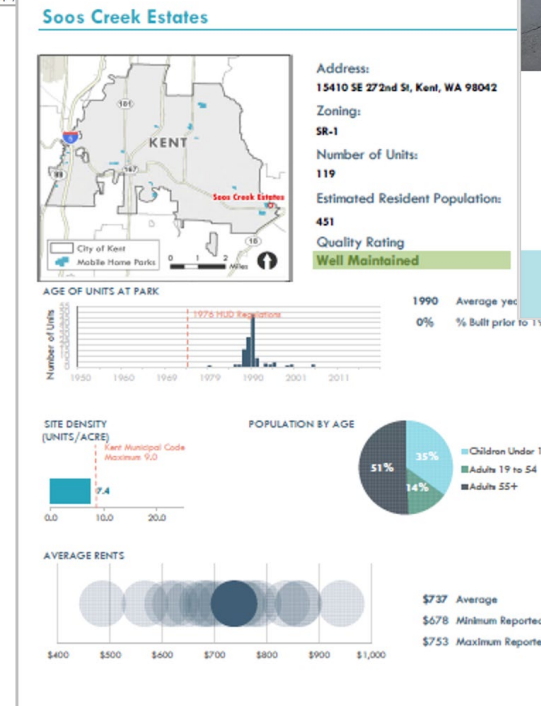
5 **Name of Park:** Benson Village

6 *provide address if name unknown*

7 **General Note:** Inspection does not require thorough review of individual units, but should include a general survey of units and conditions throughout the park

8

	True	True	Unsure	N/A	Notes
9 Only one dwelling per space		42			
10 Total number of dwellings does not exceed that listed on occupancy permit for the park		3			
11 Units appear to adhere to setback requirements (5' from side and rear lot lines, 10' from front)	10	32			
12 No tree limbs or shrubbery in contact with roofs	37	5			
13 No to Steps, steps					
14					



City of Kent
Manufactured Home Park Preservation Study
 April 2021



MHP communities in Kent can be supported through local regulations, tenant supportive services, and investments in site conditions.



City of Kent's toolbox for preserving MHPs and reducing tenant hardship during relocation

- ✓ Zoning
- ✓ Site plan
- ✓ Designated use
- ✓ Business licensing
- ✓ Home Repair Programs
- Information and referral
 - Resident/tenants
 - Park owners
- Replacement incentives
- A proactive enforcement strategy



THANK YOU

MHPs in Kent have many overlapping regulatory authorities and regulations.



- Construction standards
- Safety standards
- Energy efficiency standards

- Home safety standards for alterations
- Home alterations
- Home installation

- Land use
- Site design and building setback requirements
- Safety of site-built or freestanding structures

- Business licensing
- MHP registration
- Collects funds for dispute resolution program

- Compliance with the Manufactured Housing Landlord/Tenant Act