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
- Texting
- Phone calls/interviews
- Field visits
- Department of Revenue open records searches

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.
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.
  - Kent MPHs include 1,722 housing units with an estimated 5,235 residents.
- 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
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?**

- **Owning my own home** 58%
- **Affordability** 47%
- **Location** 41%
- **Privacy** 40%
- **Sense of community** 32%
- **Private outdoor space** 22%
- **School district** 9%
- **Park amenities or services (ex: pool, shared laundry, storage...)** 6%
- **Other (please specify)** 1%

*Residents input; BERK, 2021.
Yards and other ways to have autonomy and individuality.

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

Ability to modify and decorate your spaces.

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

Community facilities and amenities.
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.*
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.

### Average Lot Rents per MHP in Kent

<table>
<thead>
<tr>
<th>Park Name</th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Benson Village</td>
<td>$328</td>
<td>$600</td>
</tr>
<tr>
<td>Cascade Villa</td>
<td>$525</td>
<td>$600</td>
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<tr>
<td>Knife Ridge</td>
<td>$600</td>
<td>$800</td>
</tr>
<tr>
<td>Lake Meridian Estates</td>
<td>$575</td>
<td>$650</td>
</tr>
<tr>
<td>Meadowbrook</td>
<td>$704</td>
<td>$850</td>
</tr>
<tr>
<td>Maple Lane</td>
<td>$685</td>
<td>$685</td>
</tr>
<tr>
<td>Pantera Lago Estates</td>
<td>$653</td>
<td>$700</td>
</tr>
<tr>
<td>Paradise</td>
<td>$205</td>
<td>$265</td>
</tr>
<tr>
<td>Kenton Firs</td>
<td>$625</td>
<td>$625</td>
</tr>
<tr>
<td>Soos Creek Estates</td>
<td>$678</td>
<td>$753</td>
</tr>
<tr>
<td>West Hill</td>
<td>$750</td>
<td>$800</td>
</tr>
<tr>
<td>Shafran</td>
<td>$740</td>
<td>$800</td>
</tr>
<tr>
<td>Horseshoe Acres</td>
<td>$785</td>
<td>$965</td>
</tr>
<tr>
<td>Glenbrook</td>
<td>$685</td>
<td>$770</td>
</tr>
<tr>
<td>Clarks Glen</td>
<td>$678</td>
<td>$753</td>
</tr>
<tr>
<td>Canyon View Estates</td>
<td>$600</td>
<td>$800</td>
</tr>
<tr>
<td>Valley Manor</td>
<td>$560</td>
<td>$800</td>
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<tr>
<td>Mar a Vue</td>
<td>$650</td>
<td>$650</td>
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<tr>
<td>Mapleton</td>
<td>$685</td>
<td>$685</td>
</tr>
<tr>
<td>Meadows at Bonel</td>
<td>$575</td>
<td>$650</td>
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<tr>
<td>Shafran</td>
<td>$704</td>
<td>$850</td>
</tr>
<tr>
<td>Castle View</td>
<td>$660</td>
<td>$900</td>
</tr>
</tbody>
</table>

Resident input; BERK, 2021.
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.
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.
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
RECOMMENDATIONS (1)

- **Support best practices in park management.**
  - Improve access and clarity around the rights and responsibilities of owners and tenants in manufactured home parks.
  - Establishing an MHP webpage on the city’s website.
  - Translate key materials into needed languages.
  - Work with the Attorney General’s office to conduct tenant information sessions.
  - Prevent code violations through improved case making, clarity, and dissemination of requirements.
  - Clarify the role of property management.

- **Protect tenant’s rights and manufactured homeowner equity.**
  - Consider impacts to manufactured homeowner equity when making land use decisions.
  - Require improvements to address crowding.
RECOMMENDATIONS (2)

- **Encourage MHP homeowner participation in home repair programs.**
  - Increase and target outreach to MHPs.
- **Implement a rolling inspection program.**
- **Establish an Effective Enforcement System for MHPs**
- **Improve municipal services**
- **Reduce hardship to residents when parks close**
  - Augment relocation assistance administered by the Department of Commerce in a way that benefits the homeowner.
  - Waive fees for residents moving their home into a park in Kent if they have been displaced due to a closing park.
  - Waive fees for replacing homes on private land within Kent for residents.
RECOMMENDATIONS (3)

- **Support resident, non-profit, or local PHA purchase of Manufactured Home Parks**
  - Identify MHPs that are suitable for alternative ownership models.
  - Fund predevelopment studies.
  - Make benefits to landowners known.
  - Incentivize the sale to residents or nonprofit groups.
  - Outreach to property owners and referral to partners.