



## Snohomish County

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### Office of the Executive

**Aaron Reardon**

*County Executive*

3000 Rockefeller Avenue

Everett, WA 98201-4046

425-388-3460

FAX 425-388-3434

### County Council

**Mike Cooper**

*Council Chair*

**Dave Gossett**

**John Koster**

**Dave Somers**

**Brian Sullivan**

3000 Rockefeller Avenue

Everett, WA 98201-4046

425-388-3494

FAX 425-388-3496

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**Contact: Christopher Schwarzen**

Office: 425-388-3883

Email: Christopher.Schwarzen@snoco.org

## Executive, Council protect manufactured home parks

A collaborative effort between Snohomish County Executive Aaron Reardon and the County Council will help as many as 2,000 manufactured homeowners stay in their homes.

On Wednesday, the Snohomish County Council passed two ordinances designed to preserve existing manufactured home parks, an important form of affordable home ownership in Snohomish County that has experienced significant losses in recent years. The ordinances only affect manufactured housing communities located within unincorporated urban growth areas.

The new laws are the result of Reardon's Housing & Homelessness Policy Oversight Committee convened in January 2008. The ordinances were created during a special subcommittee chaired by Council Chairman Mike Cooper and Councilman Brian Sullivan. The subcommittee included homeowners, park owners, Executive Office staff and PDS staff and worked together for nearly two years on strategies that would provide homeowners some protection from displacement due to redevelopment.

"This is exactly the type of beneficial legislation I knew could result from the work of the oversight committee when it began meeting," Reardon said. "Together, we have found a way to protect residents of manufactured home parks while also looking after property owners' rights."

"This action today provides some of our most vulnerable citizens a chance to own a home of their own," Cooper said. "This is critical legislation that will give many seniors and low-income residents a peace of mind from the threat of being forced to leave their homes to make way for new development."

The ordinances balance the rights of property owners with those of the park residents. Ordinance 09-095 amends Snohomish County's Growth Management Comprehensive Plan to strengthen land use and housing policies related to manufactured home parks. Ordinance 09-095 also adds policy direction for rezoning manufactured home parks.

Ordinance 09-096 rezones all existing manufactured home parks located within unincorporated urban residential neighborhoods to the county's Mobile Home Park zone. Ordinance 09-096 also enacts development regulations, which provide an expanded list of permitted uses designed to complement an existing park rather than compete for land area.

Lastly, the regulations provide a mechanism for a park owner to request a rezone of the park should they wish to pursue other uses that are consistent with the policies contained in the GMA Comprehensive Plan.

Executive/County Council action in summary:

- 26 existing mobile and manufactured home parks will be rezoned to the Mobile Home Park Zone;
- Balances the rights of park owners and residents;
- Amendments to the Land Use and Housing chapters of the Snohomish County GMA Comprehensive Plan to strengthen the policy direction on the preservation of manufactured home parks;
- Expands the list of permitted uses in the existing Mobile Home Park zone;
- Additional policy direction on consideration of rezones out of the Mobile Home Park zone;

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