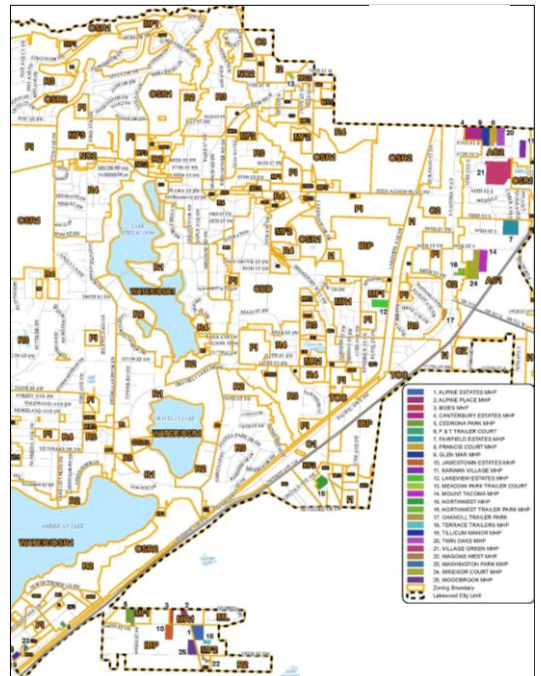


# ROC the house: Mobile home park solutions - Lakewood Case Study

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**The City of Lakewood's human services program funding currently supports 20+ non-profit organizations and programs in support of five strategy areas, including:**

- **Housing assistance to include emergency shelter, home repair, daily basic needs and homeless prevention services**

**2000-2023: Lakewood Community Development Block Grant (CDBG) investments totaled \$15.9 million.**

- Approximately \$4.9 million invested to construct road improvements, add sidewalks, and install streetlights in a large number of low-income neighborhoods throughout Lakewood.
- Approximately \$7 million invested in support of affordable and low-income housing such as home repairs, emergency assistance to help displaced individuals find housing, down payment assistance, and repair to affordable housing units owned and operated by the Pierce County Housing Authority.

**2020: Lakewood adopted sales and use tax credit for affordable and supportive housing ("1406 funds")**

- Estimated \$98,000 per year for 20 years - total estimated at \$1,960,000 - funds to be used in conjunction with the City's CDBG Major Home Repair Program, CDBG Major Home Repair and Sewer Loan Program, and HOME Housing Rehabilitation Loan Program given that the continued high demand for home repair and rehabilitation loans in the City.

**Lakewood gives high priority to preserving the City's existing affordable housing through its Rental Housing Safety Program (RHSP) and low interest loans provided to low income and senior homeowners to make needed improvements.**

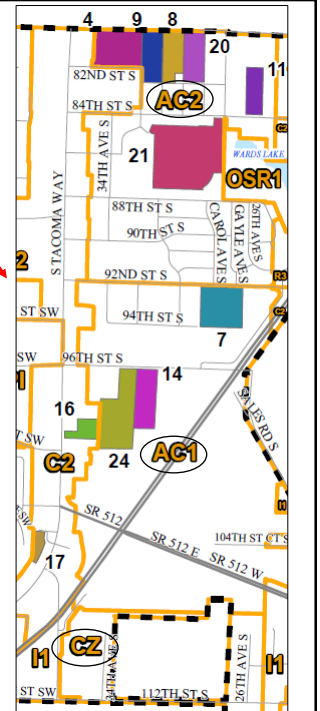
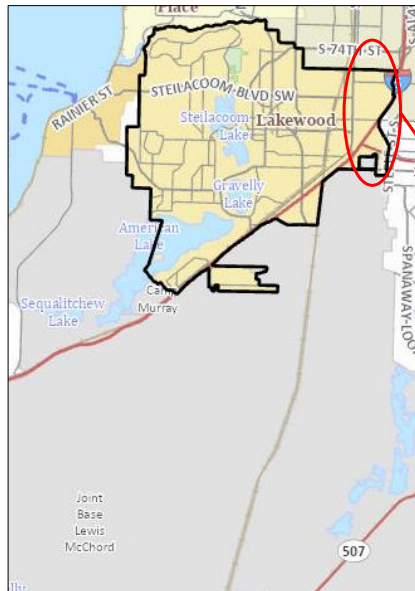
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## Lakewood 2024 Mobile Home Parks Inventory:

- **25 Parks** citywide ranging in size from 10 to 167 units
- **1,178 Spaces\***
- **1,032 Homes** (146 vacant spaces)
- **647 units (55%) are zoned nonconforming** in Air Corridor Zones 1 & 2 (AC1 & AC2) due to Joint Base Lewis-McChord (JBLM) flight path safety concerns
- Lakewood zoning reflects the intent to allow transition non-conforming residential uses over time to low density, non-residential uses to align with Department of Defense and FAA air safety regulations, state law, and PSRC policies.

**\*Mobile home park spaces total 4.3% of the City's total housing stock.**



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## State Laws of interest for Non-conforming Manufactured/Mobile Home Parks

- State law prohibits cities and counties from ordering the removal or phased elimination of an existing manufactured housing community because of it being a nonconforming use. Cities also cannot prohibit the entry or require the removal of a manufactured/mobile home, park model, or recreational vehicle authorized in a manufactured housing community because the community is a nonconforming use. (See RCW 35.63.160-161, RCW 35A.63.145-146, and RCW 36.70.493.)
- State Law allows the creation of tiny house villages and stops cities from prohibiting tiny houses in manufactured/mobile home parks. (See RCW 58.17.040(5))

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**Lakewood Municipal Code 18A.20.208 (A)**

**5. Nonconforming mobile home parks as defined in LMC 18A.40.110(C), Manufactured Home Parks.**

Manufactured and mobile home parks which were legally approved prior to the effective date of this title may continue to exist; provided, that the density of the park does not increase over the number of dwelling units legally existing on the effective date of this title.

Manufactured home sites within legally nonconforming manufactured home parks may continue to be used; provided, that the placement of newer manufactured homes does not result in encroachment of the dwelling beyond the lot space boundaries or into the right-of-way and fire code requirements for structure spacing are met.

**2024 Lakewood Comprehensive Plan Update**

Section 6.2.2 "... While [mobile and manufactured homes are] a small part of the total market, this housing type often provides options for lower-income households, and local housing policy should consider the management of manufactured home parks as part of an effort to retain affordable housing."

**Adopted Housing Element Goal and Strategies:**

- HO-3 Encourage the preservation and expansion of housing options for lower-income residents.
  - HO-3.1 Maintain and develop partnerships to create and manage affordable housing with nonprofit agencies and other organizations.
  - HO-3.9 Preserve and maintain existing manufactured housing parks as a supply of affordable housing, and encourage long-term housing solutions that will maintain affordable options for residents.

**Adopted Action:**

- HO-1 Coordinate outreach to manufactured home park owners and residents to facilitate preservation as affordable housing.

**Zoning:**

Conditionally allowed in Residential 3, Residential 4, Mixed Residential 1 zones  
Permitted outright in Downtown and Station District Subarea, Neighborhood Commercial Zones

## 2024 Tillicum-Woodbrook Subarea Plan

### - Policy 3.2 Provide a range of housing options to meet community needs.

#### Actions related to Policy:

- Support the development and preservation of housing for households with very low-, low-, and moderate incomes to support the City in providing capacity for housing at all income levels;
- Establish an overlay district to maintain and preserve existing mobile and manufactured homes as affordable housing options, particularly in Woodbrook.



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### 2023: Completed City's largest abatement project – Karwan Village Mobile Home Park.

- Installed sewer extension to connect 17 units;
- demolished 2 houses, 4 carports;
- 2 outbuildings;
- removed extensive garbage, debris and junk from entire property;
- rerouted main power from demolished structure;

City received repayment of \$1,109,291.18, approximately 4 months after lien filed with County.

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### **2023-24 other Mobile Home Parks (some addressed in partnership with ROC NW)**

- Windsor Court Mobile Home Park - Improper modifications to main power supply to 14+ units
  - City corrected in 2024
- Jamestown Mobile Home Park – 10 Mobile Home units, cars, fire debris
  - Co-op working with ROC NW on funding to clean up site, replace burned units with new, and connection to water and sewer.
  - 9 burned-out units and another dangerous building unit cleaned up. Work ongoing to fund the replacement of those units and address other issues in the park; water and sewer service issues still needing resolution.
- Wagons West Mobile Home Park – 9 SF structures
  - Co-op worked with ROC NW and contractor to repair 9 SF structures.
  - 8 stick-framed structures rehabbed on-site in 2024. Other upgrades in the park are pending; water and sewer service issues still needing resolution.

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### **Mobile Home Park Improvement Challenges in Lakewood**

- Owners in the cooperatives (co-ops) are often very low income and they are having to debt service fairly large loans with short terms. This is caused primarily because the property is considered personal property and not real estate. Banks will only lend sort terms - not the 30 years they could get if it were real estate.
- Tenants continue to construct illegally within the parks and there are ongoing issues with nuisance and dangerous building conditions resulting from the illegal work. City currently not actively enforcing resolution of all dangerous and nuisance conditions, but Lakewood will have to if the co-ops don't address it themselves.

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### **Mobile Home Park Preservation Challenges in Lakewood**

- Tree preservation/urban canopy increases versus housing density versus housing affordability – which policy(ies) rise to the top?
- Economic development pressures (highest and best use of land where current parks located)
- Infrastructure deficiencies and cost to bring to current parks
- Successful creation of co-op or other “HOAs” to maintain park over time

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# **Thank you!**

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