

From: Lebowsky, Laurie
Sent: Monday, July 02, 2018 1:46 PM
To: 'Lakeside Estates'
Cc: Cook, Christine; Orjiako, Oliver
Subject: RE: Open house

Dear Ms. Miller:

Sorry it has taken a little bit of time to return your message, but I consulted both our prosecuting attorney and a legal consultant with the Municipal Research Council to answer your question.

First of all, you said I was giving a negative assessment of owners of manufactured housing. I was referring to a hand-out we had at the meeting regarding manufactured housing which said the following:

Owners of manufactured homes are disproportionately low-income: in 2009, the median annual household income for those living in manufactured housing was \$30,000,⁵ versus a national median of \$49,777.⁶ About 75% of manufactured home households earn less than \$50,000.⁷

I have attached that hand-out I was referring to at last week's open house. I did not attach any value judgement to the owners of manufactured homes, just stating the data as outline above.

You referred to the below RCW:

RCW 59.20.070 (8) under prohibited acts of a landlord, "**Prevent the entry or require the removal of a mobile home, manufactured home, or park model for the sole reason that the mobile home has reached a certain age.** Nothing in this subsection shall limit a landlords' right to exclude or expel a mobile home, manufactured home, or park model for any other reason, including but not limited to, failure to comply with fire, safety, and other provisions of local ordinances and state laws relating to mobile homes, manufactured homes, and park models, as long as the action conforms to this chapter or any other relevant statutory provision." This statute makes the code you are proposing illegal.

This RCW has to do with the behavior of landlords and not the government.

Our code update will be for new uses and not for existing mobile homes or manufactured homes, or impact existing manufactured home parks.

I hope this answers your questions and feel free to contact me with any further concerns you have.



Laurie Lebowsky
Planner III
COMMUNITY PLANNING

360.397.2280 ext 4544



From:

Sent: Friday, June 29, 2018 11:11 AM

To: Lebowsky, Laurie

Subject: Open house

Thank you for holding the open house last night in Vancouver. I appreciate the general outlook on Manufactured/Mobile home communities and how these communities are often stepping stones for young couples trying venturing into home ownership and elderly wanting to downsize. I do have to disagree with the statement that owners of manufactured homes are disproportionately low income. This is stereotyping and puts our homeowners in the same class as "trailer trash."

As pointed out during the meeting, RCW 59.20 refers to "Manufactured/Mobile" communities and states unequivocally that there is no delineation in the law. How can a county write a code that is contrary to state law? And no, this is not just a statute that is just for leases, this is our bible of running a Manufactured/Mobile community that includes the definition of such.

RCW 59.20.070 (8) under prohibited acts of a landlord, "**Prevent the entry or require the removal of a mobile home, manufactured home, or park model for the sole reason that the mobile home has reached a certain age.**" Nothing in this subsection shall limit a landlords' right to exclude or expel a mobile home, manufactured home, or park model for any other reason, including but not limited to, failure to comply with fire, safety, and other provisions of local ordinances and state laws relating to mobile homes, manufactured homes, and park models, as long as the action conforms to this chapter or any other relevant statutory provision." This statute makes the code you are proposing illegal.

Thank you again for taking the time to present this to the community.

Mimi Miller

--

Vancouver, WA 98665