

From: [Bart Catching](#)
To: [Jeffrey Delapena](#)
Cc: [Jose Alvarez](#)
Subject: FW: Zoning Overlays
Date: Friday, December 13, 2024 8:07:33 AM

Jeff, please add this comment to the record.

Thank you.

- Bart

From: Bob Johnson <bob@inter-west.com>
Sent: Friday, December 13, 2024 6:38 AM
To: Bart Catching <Bart.Catching@clark.wa.gov>
Subject: FW: Zoning Overlays

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From: Bob Johnson
Sent: Friday, December 13, 2024 6:36 AM
To: bart.catching@clark.wa.gov; jenna.kay@clark.wa.gov; gary.albrecht@clark.wa.gov; jose.alvarez@clark.wa.gov
Cc: Peggy <pegelc@comcast.net>
Subject: FW: Zoning Overlays

I want you to know that I agree with every word of Janet Easley's previous letter emailed to you (included here).

My wife and I have been residents here long enough to experience a 120% increase in our space rent, complaints to the City of Vancouver going ignored, from paid utilities to having the burden of sewer, water & garbage, numerous complaints to the Washington State Attorney General (Bob Ferguson) – completely ineffective, every 2-3 months being the subject of an elder abuse article in the Columbian Newspaper and watching our park owners plow through their other parks with abandon (they have

lost one large lawsuit). Repeatedly, the State legislature refuses to cap the amount of rent increases, and it isn't due to some intrinsic belief in Capitalism!

We have all been treated like second class citizens. It is past time that someone do something about this abuse.

If your hands are tied and you can't do it for all parks within the county, then allow Cascade Park Estates to be annexed into the City of Vancouver, in order that we can be a part of their "apparent" attempt at solving the problem.

It is way past time that we keep making the news with big headlines of rent increases with lower maintenance coming from owners with a completely dismissive attitude of their tenants; and it is time that someone stood up for the elderly and vulnerable in Clark County.

After 8 years of living through this abuse (as a retired Property Manager from a different state); I hold little hope that anything we do will have an effect. Our manufactured home association is ineffective, our Resident Association is powerless, the Attorney General's office is all talk, the members of the State Legislature do not relate to elderly folks on fixed incomes and The Columbian looks for sensational headlines, rather than doing any real investigative reporting.

How about letting us be annexed into the City, where it at least "appears" (at the moment) that they care?

How about taking your own stand against this kind of abuse happening within the county you govern?

Stop the turning of a blind eye and address the fact that, up until this point, everyone has just pretended to care?

Bob and Kim Johnson #92 in our little corner of Hell

Hello,

I am a resident of Cascade Park Village which is in Clark County. Recently, I have learned of a possible threat to where I live. When I bought my home 5 years ago, I was aware that I did not own the land upon which my home rests. However, I did not think about what would happen if the land owners sold the land to someone who would not retain the area as a manufactured home park. Now I understand what that would mean. Park owners who sell the land for development or another purpose would be required to provide at least \$10,000 to \$15,000 in moving assistance or compensate homeowners facing demolition by paying 50 percent of assessed market value in the tax year prior to the notice of closure being issued. There are two issues with these requirements. Most of us here where I live do not live in 'mobile' homes but in manufactured homes which cannot be moved. Additionally, I understand that homes older than 10 years cannot receive a permit to move the home. Assessed value may be lower than market value, so half of the assessed value would be inadequate.

Someone said that we are not renters, but homeowners. Which puts us in a different category from renters or homeowners on land which they own. We just happen to live in homes that we own but not the land on which they rest. If you live in a home, how would you feel if you did not own the land beneath your home and the land owner decided to sell the land?

At a meeting recently, I learned that the City of Vancouver is considering a mobile home overlay zone. City staff would overlay a specific mobile home park zone on top of a park's current zoning to preserve the park's existence. Bellingham, Seattle and Portland have versions of an overlay zone. Mobile or manufactured home parks serve a unique role in city planning. The cost of a manufactured home is typically less than a condominium or townhouse or single family home but allows owners to live without neighbors sharing walls or living above or below them. We have yards, and most parks have rules about home and yard maintenance so that these parks are an acceptable part of a city's residential mix. Many manufactured home parks are restricted to people 55 or older so that senior citizens can live in a nice home at a price affordable to someone on a fixed income. Even if a manufactured home park is not restricted to those over 55, it still allows residents to live in nice homes at an affordable price.

The city or county would still collect property taxes from these people while honoring them by allowing them to live in a nice environment. Many people on fixed incomes might be forced to live in their cars if their manufactured home was on land that was sold for another purpose. These vulnerable homeowners would have the value of their home reduced so that they could afford no place else to live.

I urge all of you to consider this issue which is unique to manufactured home owners. Most of these parks are not 'trailer' parks, and they form a good addition to the types of residences in the county. Please consider a zoning overlay for manufactured home parks in Clark County. I will be writing as well as to the Clark County Councilors and I hope that this issue will soon be on the agenda of the Clark County Council.

Sincerely,

Janet Easley
16500 SE 1st Street, Unit 154
Vancouver, WA 98684
360-244-3188