



November 8, 2017

AMHO is thrilled to be able to share with our members this very exciting news from the King County Housing Authority (KCHA), as it represents a very important aspect of our mission: the preservation of affordable housing.

The KCHA has just announced their purchase of Friendly Village, a mobile home park near downtown Redmond, in order to preserve the community as an affordable housing resource for seniors by preventing redevelopment and the loss of 224 affordable homes, and by ensuring that space rents remain affordable over the long term.

As we know, many mobile home parks are particularly vulnerable to redevelopment since the low-density land on which they sit is often more valuable as a development site than as a mobile home park.

AMHO and MHOA as part of the Legislative Planning Group (LPG) support HB 1798, sponsored by Rep. Joan McBride (48th LD).

HB 1798 encourages community owners who plan to sell their communities to sell to a non-profit housing agency. AMHO will ensure you get as much detail as possible about this bill throughout the 2018 Legislative session so that you can contact your state representatives and urge them to support this important piece of legislation.

AMHO's History

A community in Snohomish County was threatened with closure and nearly every resident in that community faced certain loss of what was their greatest investment of value: their home. They were able to save their community from developers and preserved their park as an affordable lifestyle for the community's senior residents. Realizing that their experience could help others to the same end, AMHO was born.

Today AMHO is a not-for-profit Washington State Corporation whose stated purpose is to promote, represent, preserve and enhance the rights and interests of manufactured home owners in WA through Communication, Education, Negotiation and Perpetuation of our Communities. Our major focus has been the education of elected officials and the general communities, to support the production of more affordable housing, and to strengthen the bargaining power of manufactured home owners living in communities.

Please do not hesitate to contact AMHO for more details about preserving your community. www.wamho.org amhoinfo@gmail.com



NEWS RELEASE

King County Housing Authority

600 Andover Park West, Tukwila, WA 98188

FOR IMMEDIATE RELEASE - November 6, 2017

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KCHA PURCHASES FRIENDLY VILLAGE MOBILE HOME PARK TO PRESERVE HOMES FOR 224 SENIOR HOUSEHOLDS

After more than three decades of providing privately owned affordable homeownership opportunities to hundreds of senior households, the Marcus family has sold Friendly Village, a 224-pad senior mobile home park in Redmond, to the King County Housing Authority. The acquisition by the Housing Authority means that existing homeowners will not be displaced and the community will be preserved as affordable housing for active seniors.

“Mobile home parks like Friendly Village, which provide affordable housing for seniors on a fixed income, are being closed at an alarming rate,” said KCHA Executive Director Stephen Norman. “Given the prime location and zoning of this community, less than a mile and a half from downtown Redmond, a private purchaser would have been under tremendous market pressure to redevelop the land into a more lucrative housing product. Sale of the park to a developer would have inevitably resulted in the loss of 224 homes for seniors. KCHA is deeply appreciative of local elected leadership, including Councilmember Lambert and Mayor Marchione and the City of Redmond for their support of this acquisition.”

There are over 100 mobile home parks in King County – providing affordable housing for over 9,000 households. Many of these communities consist of senior citizens living on fixed incomes. In 2017, five parks closed in King County – with many of the remaining parks in increasing danger of redevelopment as higher cost housing as land values climb. The replacement costs for this much affordable housing would be astronomical – and the loss of this inventory would further exacerbate homelessness in our region.

“In the face increasing housing costs, it’s critically important to preserve this source of affordable housing for seniors for the long-term,” said King County Councilmember Kathy Lambert. “I have very high praise and deep appreciation for the Marcus family’s willingness to work with the Housing Authority to preserve this resource. Friendly Village is a wonderful place and this new opportunity will bring peace of mind for many people for years to come.”

“Mobile home communities like Friendly Village complement the affordable housing portfolio on the Eastside,” said Redmond Mayor John Marchione. “KCHA’s purchase of this community will prevent any potential displacement of seniors who call Friendly Village and Redmond home, and also assures long-term affordability for residents for years to come.”

KCHA expresses thanks to the Marcus family, who has been committed to providing some of the most affordable housing opportunities to senior households in Redmond for more than 30 years. Friendly Village was built in 1971. Amenities on this almost 40-acre property include a 4,700 square-foot community building and a swimming pool.

About KCHA: KCHA, an independent municipal corporation established under state law, assists more than 19,000 households in the Seattle metropolitan region on a daily basis. The Authority administers rental housing assistance, develops and manages affordable housing and works closely with community stakeholders to address local priorities such as ending homelessness, improving educational outcomes for the region’s low-income youth and assuring that disabled and elderly households can live with dignity.