



## City of Lacey, Washington Lacey Planning Commission Meeting Agenda

Refer to the bottom of the agenda for meeting information.

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Tuesday, October 3, 2023

6:00 PM

Council Chambers and Online

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**1. Call to Order**

**2. Roll Call**

**3. Approval of Agenda and Consent Agenda Items:**

A. Approval of Agenda

B. Approval of September 12, 2023 meeting minutes

1. September 12, 2023 Meeting Minutes

**4. Public Comment:**

Refer to the bottom of the agenda for instructions on how to provide public comment.

**5. Commission Members' Reports:**

**6. Department Report:**

**7. Public Hearing:**

**8. New Business: None**

**9. Old Business:**

**A. Manufactured Home Park Survey: Jennifer Adams, Housing Coordinator.**

1. Staff will brief the Planning Commission on the results of a survey of manufactured home park residents in Lacey and the Lacey Urban Growth Area conducted over the summer. The survey will inform the next steps in the City's efforts towards park preservation.

Manufactured Home Park Staff Report

Manufactured Home Park Data

**10. Communications and Announcements:**

A. Planning Commission Schedule

**11. Next Meeting: October 17, 2023**

## 12. Adjournment

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### Attend Remote or In Person

The public may attend the meeting in person, or you may view or listen to the meeting using one of the following platforms:

In Person: Council Chambers at Lacey City Hall  
420 College Street SE, Lacey, WA 98503

Zoom: <https://us02web.zoom.us/j/89316215430>

Website: <https://cityoflacey.org/government/public-meetings/>

YouTube: <https://www.youtube.com/watch?v=wt1ySfM8EsM>

Phone: (888) 788-0099 or (877) 853-5247 (Webinar ID 893 1621 5430)



## MINUTES

Lacey Planning Commission Meeting  
Tuesday, September 12, 2023 – 6:00 p.m.  
Lacey City Hall Council Chambers, 420 College St SE – and via Zoom

Meeting was called to order at 6:00 p.m. by Dave Wasson

Planning Commission members present: Dave Wasson, Kyrian MacMichael, Daphne Retzlaff, Eddie Bishop, Gail Madden, and Judith Doyle. Staff present: Ryan Andrews, Hans Shepherd and Erin Skelley

Dave noted a quorum present.

**Daphne Retzlaff made a motion, seconded by Gail Madden to approve the agenda for tonight's meeting. All were in favor, the motion carried.**

- 1) **Public Comments:** No public comments
- 2) **Commission Members Reports:** No commission members reports
- 3) **Department Report:** Ryan Andrews reported that the ROW at Sleater Kinney had been completely cleared. Additionally, Maple Court has 115 residents with 15 rooms available. Ryan stated that Maple Court also has 3 case managers who are currently working in the facility. Many residents don't have ID, so the case managers are working with residents so they can take advantage of other services.
- 4) **New Business: Preparation for Joint Planning Commission Public Hearing on September 27, 2023: Hans Shepherd, Senior Planner.** Daphne Retzlaff made a motion to recommend to move forward with and attend the Joint Plan Public Hearing scheduled for September 27, 2023. Eddie Bishop seconded the motion, motion carried.
- 5) **Old Business:** None
- 6) **Communications and Announcements:** Ryan Andrews stated the September 19, 2023 Planning Commission meeting is canceled. Ryan reminded the commission that the joint bus tour through the City's ongoing projects will be on September 14, 2023
- 7) **Next Meeting:** October 3rd, 2023
- 8) **Adjournment:** 6:30 PM

*To hear the full discussion of a specific topic, or the complete meeting, watch the recorded video available on YouTube <https://www.youtube.com/watch?v=zqsKL8DxrSQ>*



## PLANNING COMMISSION STAFF REPORT October 3, 2023

**SUBJECT:** Lacey and UGA Manufactured Home Park - Resident Survey Results

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**RECOMMENDATION:** Receive a briefing from staff on the Manufactured Home Park Resident Survey.

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**TO:** Lacey Planning Commission

**STAFF CONTACTS:** Ryan Andrews, Planning Manager *RA*

Jennifer Adams, Housing Coordinator *JAR*

**ATTACHMENT(S):** Attachment A - Lacey and UGA Manufactured Home Park Survey Results

**PRIOR COUNCIL/  
COMMISSION/  
COMMITTEE REVIEW:**

June 6, 2023 Planning Commission Work Session

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### **OCTOBER 3, 2023 - OBJECTIVES:**

Staff to summarize the results of the Manufactured Home Park Resident Survey, targeting aggregate information that may be useful to further research and informing policy decisions.

### **BACKGROUND:**

On June 6, 2023, planning staff briefed the Planning Commission on the state of Manufactured Home Parks (MHPs) within the city and its Urban Growth Area (UGA). Emphasis was placed on the historical significance of MHPs in providing *affordable housing* to a diverse demographic, including seniors and disabled individuals, and stressed the need to preserve the existing MHP inventory to meet the current and growing demand for *affordable housing*.

Information highlighted the substantial housing disparity in Lacey due to rapid economic and demographic growth over the past two decades. While new home prices have surged, household incomes have not, resulting in a widening *affordable housing gap*. MHPs were identified as a critical component of the housing supply, but their preservation faces challenges due to historical stigmatization and market forces.

One major concern addressed was the increasing involvement of large private equity firms in the MHP market. These firms are attracted by the potential for profit but often raise rents to unaffordable levels after purchasing MHPs, leading to the risk of displacement for residents.

Currently, there is no legislation or local policy preventing these firms from acquiring vulnerable MHPs.

To address some of the challenges, several potential solutions were proposed that would ensure current MHPs remain parks. Staff recommended strategies to preserve and protect these affordable housing options in light of economic and demographic shifts, as well as the increasing presence of private equity firms in the housing market. Suggestions included tax incentives for park owners to encourage the continued MHP land use and rezoning designated for MHPs to prevent the sale of parks for an alternative land use and maintain existing *affordable housing* units.

Following robust discussions with the Planning Commission, planning staff was asked to continue research in the MHPs in Lacey and the UGA and gather more information through appropriate methods aimed to understand the forms of ownership tenure in parks as well as to assess degrees of rent burden across parks and residents. Staff was asked to return when more information was collected and analyzed.

#### **MHP RESIDENT SURVEY - KEY TAKEAWAYS:**

The survey was conducted through a door-to-door delivery method, and it was voluntary, confidential and aimed at gathering aggregated information. Despite being open throughout the summer, most responses were received within a few days of survey delivery, and keeping it open longer did not yield more results. Out of approximately 1,200 surveys distributed, 118 responses were received (though not all were complete responses), indicating a response rate of roughly 10% across all Manufactured Home Parks (MHPs).

While surveys have limitations, they provide valuable insights. The survey responses will help the city better understand specific conditions in the parks and guide future discussions and potential actions related to park preservation strategies. The following findings may be seen as key takeaways:

1. **Ownership Split:** In Lacey and UGA parks, the majority of respondents reported a split ownership structure, with the land owned by the park owner and individual homes owned by the residents who pay space rent on a monthly basis.
2. **Home Ownership:** Nearly 90% of survey participants either own their homes outright or had a home loan.
3. **Home Loan Payments:** Among those with home loans, 14 individuals reported various monthly payments. Seven paid over \$1,000 per month, two paid between \$750 and \$1,000, and four paid between \$500 and \$750, excluding space rent and utilities.
4. **Notice for Rent Increases:** When asked about notice for rent increase, only 19 respondents provided answers. Of these, 10% received less than 30 days' notice, 42% received 30-60 days' notice, 10% received more than 60 days', and 31% received more than 90 days' notice. Less than 5% indicated receiving no prior notice before a rent increase.
5. **Length of stay:** On average, 65% of respondents have lived in their current MHP for more than five years, with 10% residing there for more than 20 years.

6. **Rent Burden:** A significant finding was that only 16% of respondents reported that 20-30% of their total monthly income was spent on housing costs. The majority indicated that 45% or more of their income went toward monthly housing expenses, with 27% falling into the 50% rent-to-income bracket and 12% spending 75% or more of their total monthly income on housing costs.

#### **CONSIDERATIONS FOR NEXT STEPS:**

Local governments are the closest to understanding the specific needs and challenges of their communities and have the opportunity to engage directly with residents and park owners to develop policies that reflect interests and concerns. Local regulations can play a crucial role in preserving MHPs, establishing zoning rules that support their continued operation, and offering protections against arbitrary rent increase and evictions.

As the city begins its Comprehensive Plan update cycle, the Housing Element of the plan must be carefully reviewed and updated as needed. This presents an opportune time for the Planning Commission and staff to propose revisions to the city's Manufactured Home Park regulations, with a primary focus on preserving these parks. This goal aligns with several statutory provisions, such as RCW36.70A.020 (4), which encourages the preservation of existing housing stock, and RCW 36.70A.70 (2)(g), which identifies areas at higher risk of displacement due to market forces resulting from zoning changes, development regulation, and capital investments.

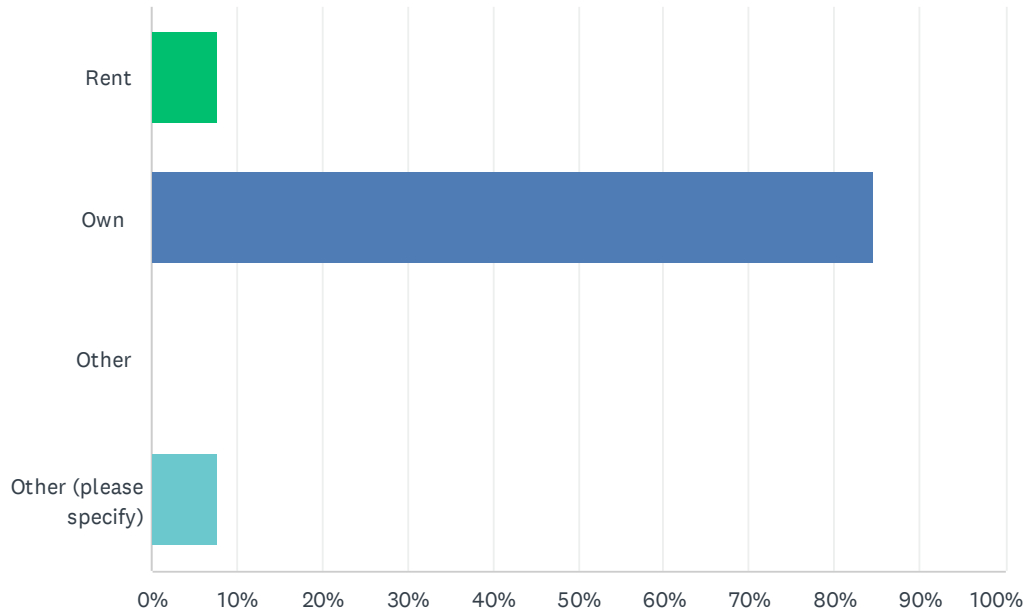
Furthermore, the Housing Action Plan suggests actions that Lacey can consider, including rezoning MHPs to a specific zone that promotes their preservation (2.c). Additionally, there are actions that Lacey or the *region as a whole* can support, such as establishing programs to maintain healthy MHPs (1.n.). As an example, a *pilot program* could be developed in partnership with *LeMay* waste disposal and park owners to provide additional waste pick-up in parks facing challenges with proper disposal. This would also align with Lacey's Municipal Code (LMC) chapter 8.04, which outlines proper garbage and refuse storage and disposal practices for the city.

#### **RECOMMENDATIONS:**

Staff recommends that further research be conducted during the comprehensive plan update to critically review current policies that impact MHPs and propose updates to existing policy or new policy with the intention to more adequately address the needs, threats and benefits of our local MHPs - through considering best preservation strategies.

## Q1 Do you rent or own your home?

Answered: 118   Skipped: 0

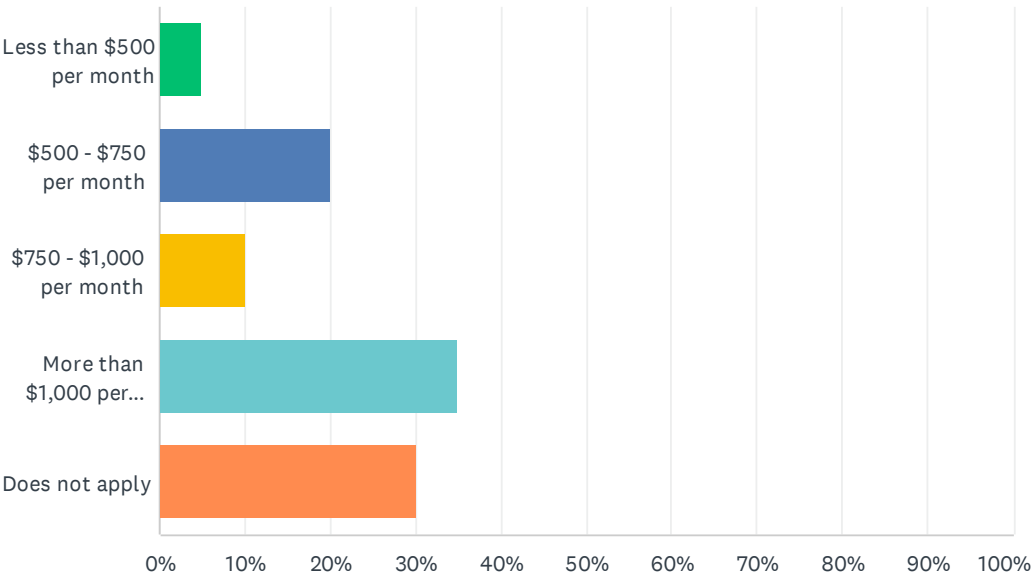


| ANSWER CHOICES         | RESPONSES |            |
|------------------------|-----------|------------|
| Rent                   | 7.63%     | 9          |
| Own                    | 84.75%    | 100        |
| Other                  | 0.00%     | 0          |
| Other (please specify) | 7.63%     | 9          |
| <b>TOTAL</b>           |           | <b>118</b> |

| # | OTHER (PLEASE SPECIFY)                           | DATE               |
|---|--------------------------------------------------|--------------------|
| 1 | Own home, rent the lot its on                    | 7/25/2023 5:05 PM  |
| 2 | I own my mobile home but rent the space          | 7/16/2023 10:22 AM |
| 3 | Own Mobile, rent space                           | 7/15/2023 9:17 AM  |
| 4 | I rent a room                                    | 7/14/2023 3:27 PM  |
| 5 | own home, rent the land                          | 7/14/2023 10:38 AM |
| 6 | i own the home but rent the lot in a mobile park | 7/12/2023 6:16 PM  |
| 7 | Own trailer, rent space                          | 7/11/2023 7:18 PM  |
| 8 | Own mobile home, rent space                      | 7/11/2023 6:29 PM  |
| 9 | own home rent lot                                | 7/11/2023 12:19 AM |

Q2 What is your monthly payment excluding space rent and utilities?

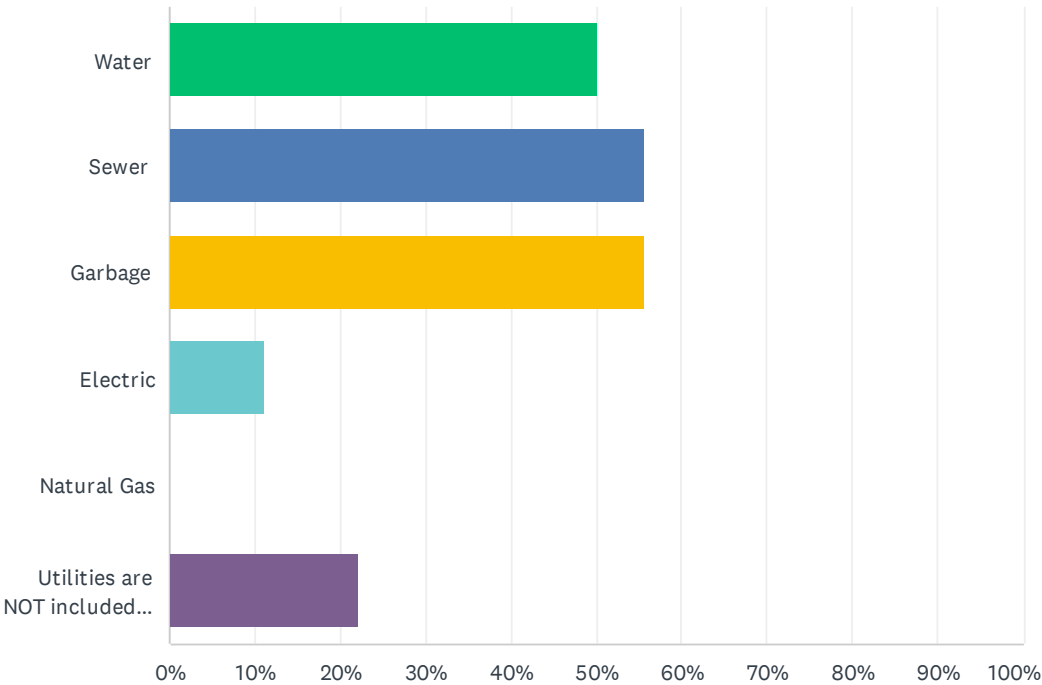
Answered: 20    Skipped: 98



| ANSWER CHOICES              | RESPONSES |    |
|-----------------------------|-----------|----|
| Less than \$500 per month   | 5.00%     | 1  |
| \$500 - \$750 per month     | 20.00%    | 4  |
| \$750 - \$1,000 per month   | 10.00%    | 2  |
| More than \$1,000 per month | 35.00%    | 7  |
| Does not apply              | 30.00%    | 6  |
| TOTAL                       |           | 20 |

Q3 Please select all utilities that are included in your SPACE RENT.

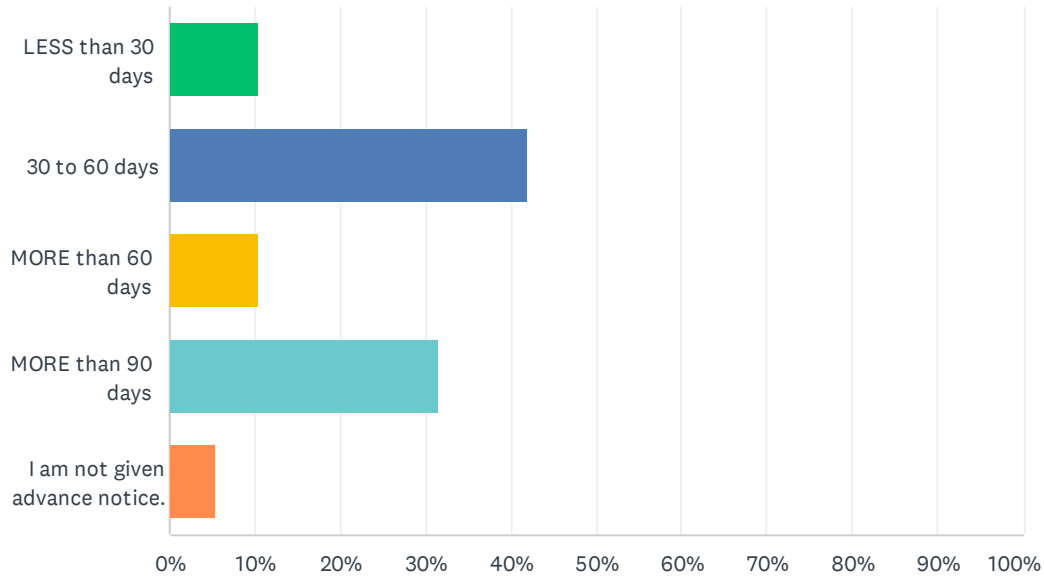
Answered: 18    Skipped: 100



| ANSWER CHOICES                                       | RESPONSES |    |
|------------------------------------------------------|-----------|----|
| Water                                                | 50.00%    | 9  |
| Sewer                                                | 55.56%    | 10 |
| Garbage                                              | 55.56%    | 10 |
| Electric                                             | 11.11%    | 2  |
| Natural Gas                                          | 0.00%     | 0  |
| Utilities are NOT included in my monthly space rent. | 22.22%    | 4  |
| Total Respondents: 18                                |           |    |

## Q4 How much notice do you receive for rent increases?

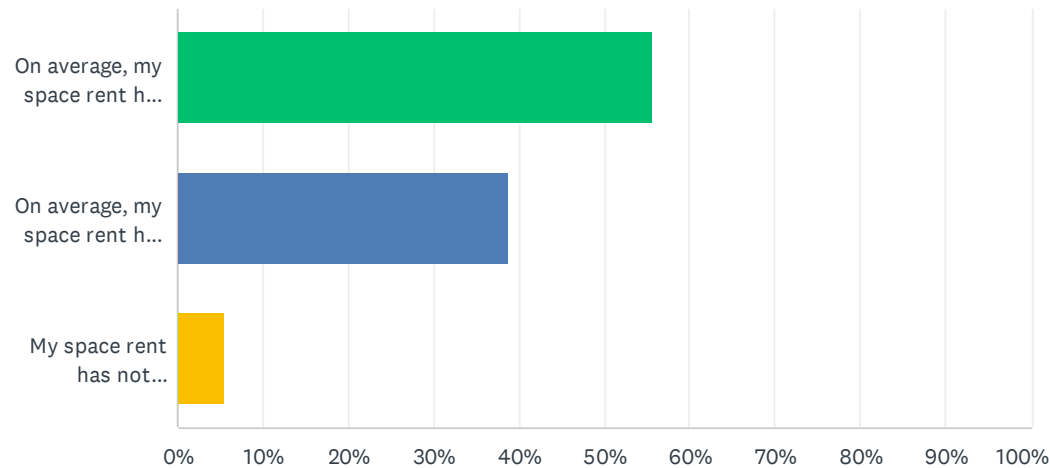
Answered: 19   Skipped: 99



| ANSWER CHOICES                 | RESPONSES |           |
|--------------------------------|-----------|-----------|
| LESS than 30 days              | 10.53%    | 2         |
| 30 to 60 days                  | 42.11%    | 8         |
| MORE than 60 days              | 10.53%    | 2         |
| MORE than 90 days              | 31.58%    | 6         |
| I am not given advance notice. | 5.26%     | 1         |
| <b>TOTAL</b>                   |           | <b>19</b> |

Q5 Please select one of the following options.

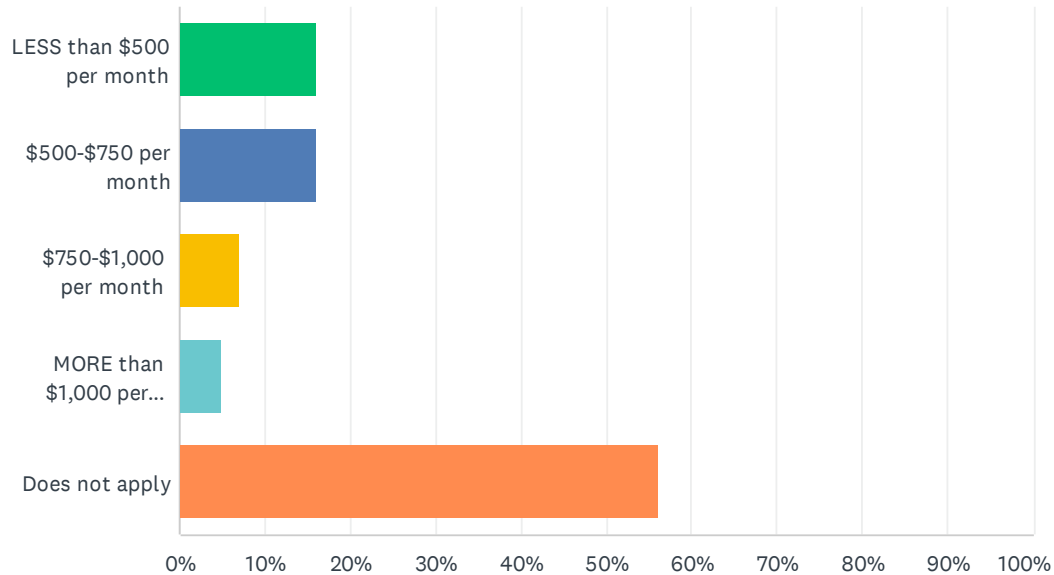
Answered: 18    Skipped: 100



| ANSWER CHOICES                                                  | RESPONSES |    |
|-----------------------------------------------------------------|-----------|----|
| On average, my space rent has increased MORE than 5% each year. | 55.56%    | 10 |
| On average, my space rent has increased LESS than 5% each year. | 38.89%    | 7  |
| My space rent has not increased in the last five years.         | 5.56%     | 1  |
| TOTAL                                                           |           | 18 |

## Q6 If you OWN your home, what is your monthly payment excluding space rent and utilities?

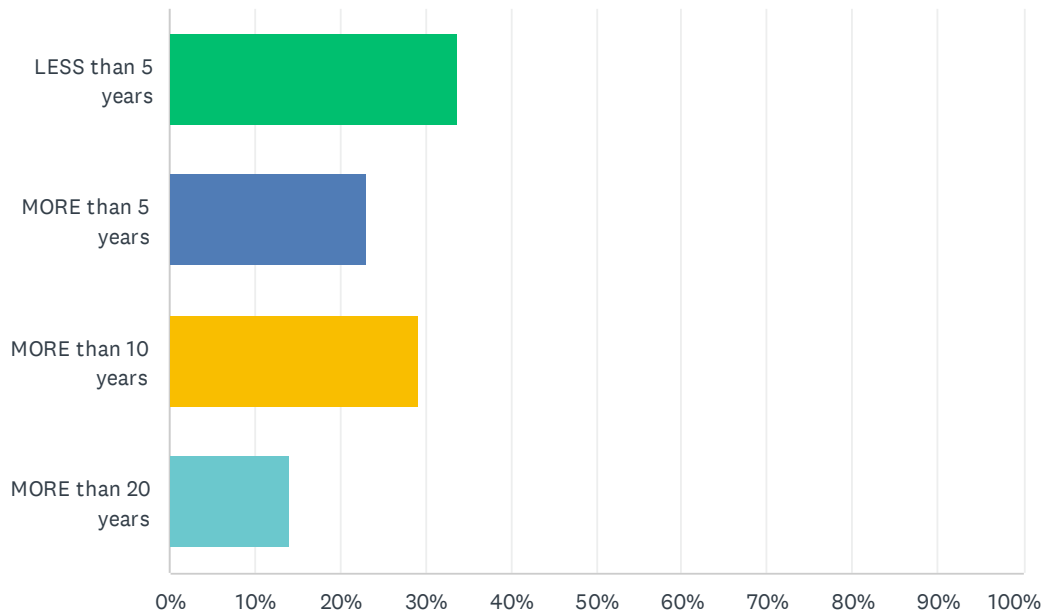
Answered: 100   Skipped: 18



| ANSWER CHOICES              | RESPONSES |     |
|-----------------------------|-----------|-----|
| LESS than \$500 per month   | 16.00%    | 16  |
| \$500-\$750 per month       | 16.00%    | 16  |
| \$750-\$1,000 per month     | 7.00%     | 7   |
| MORE than \$1,000 per month | 5.00%     | 5   |
| Does not apply              | 56.00%    | 56  |
| TOTAL                       |           | 100 |

## Q7 How long have you lived at this park location?

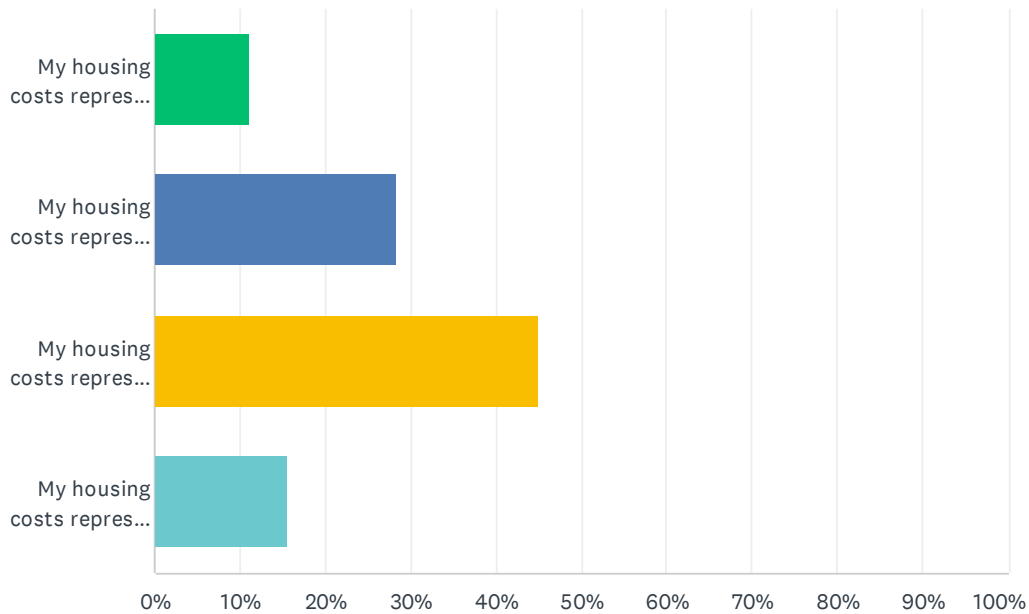
Answered: 113 Skipped: 5



| ANSWER CHOICES     | RESPONSES |     |
|--------------------|-----------|-----|
| LESS than 5 years  | 33.63%    | 38  |
| MORE than 5 years  | 23.01%    | 26  |
| MORE than 10 years | 29.20%    | 33  |
| MORE than 20 years | 14.16%    | 16  |
| TOTAL              |           | 113 |

## Q8 What percentage of your income goes toward your cost of housing?

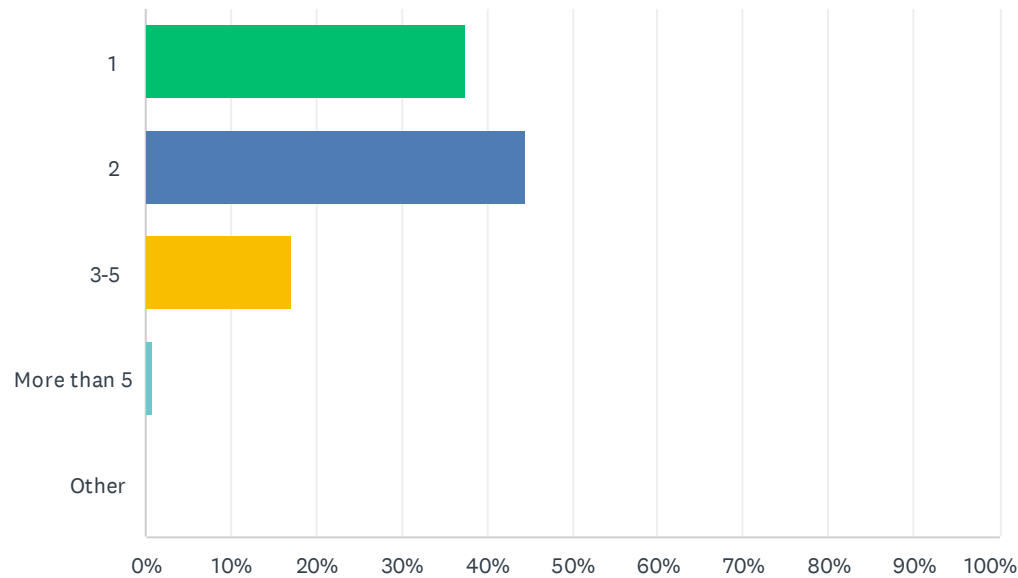
Answered: 109    Skipped: 9



| ANSWER CHOICES                                      | RESPONSES |     |
|-----------------------------------------------------|-----------|-----|
| My housing costs represent 75% or more of my income | 11.01%    | 12  |
| My housing costs represent 50% or more of my income | 28.44%    | 31  |
| My housing costs represent 30% or more of my income | 44.95%    | 49  |
| My housing costs represent 20% or more of my income | 15.60%    | 17  |
| TOTAL                                               |           | 109 |

Q9 How many people occupy your home?

Answered: 112 Skipped: 6



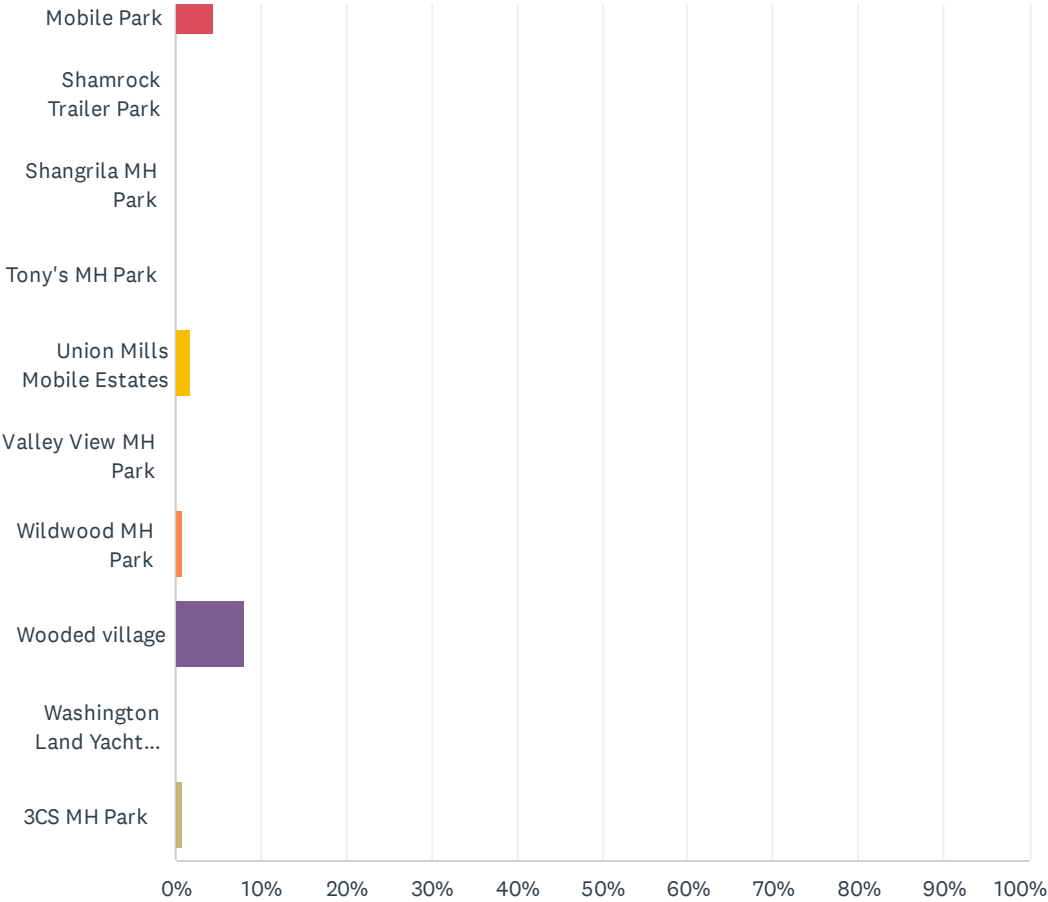
| ANSWER CHOICES |  | RESPONSES |     |
|----------------|--|-----------|-----|
| 1              |  | 37.50%    | 42  |
| 2              |  | 44.64%    | 50  |
| 3-5            |  | 16.96%    | 19  |
| More than 5    |  | 0.89%     | 1   |
| Other          |  | 0.00%     | 0   |
| TOTAL          |  |           | 112 |

Q10 Please select your park from the drop down menu.

Answered: 111    Skipped: 7



Manufactured Home Parks



## Manufactured Home Parks

| ANSWER CHOICES               | RESPONSES |     |
|------------------------------|-----------|-----|
| Alonda Village               | 9.91%     | 11  |
| Alpine Mobile Estates        | 8.11%     | 9   |
| Blue Moon Trailer Court      | 0.00%     | 0   |
| Cham Association MH Park     | 0.00%     | 0   |
| Crestwood MH Park            | 3.60%     | 4   |
| College Terrace              | 6.31%     | 7   |
| Edge Lake MH Park            | 6.31%     | 7   |
| Emerald Park                 | 4.50%     | 5   |
| Golden Oaks                  | 0.90%     | 1   |
| Hidden Village               | 1.80%     | 2   |
| Lakeside Villa               | 4.50%     | 5   |
| Laurel Oaks                  | 0.90%     | 1   |
| Lakeview Meadows             | 0.90%     | 1   |
| Loncar MH Park               | 0.90%     | 1   |
| Martin Way MH Park           | 0.00%     | 0   |
| Meadow Green                 | 0.90%     | 1   |
| Mountain Greens MH Estates   | 34.23%    | 38  |
| M&N MH Park                  | 0.00%     | 0   |
| Rainer Vista Mobile Park     | 4.50%     | 5   |
| Shamrock Trailer Park        | 0.00%     | 0   |
| Shangrila MH Park            | 0.00%     | 0   |
| Tony's MH Park               | 0.00%     | 0   |
| Union Mills Mobile Estates   | 1.80%     | 2   |
| Valley View MH Park          | 0.00%     | 0   |
| Wildwood MH Park             | 0.90%     | 1   |
| Wooded village               | 8.11%     | 9   |
| Washington Land Yacht Harbor | 0.00%     | 0   |
| 3CS MH Park                  | 0.90%     | 1   |
| TOTAL                        |           | 111 |

## Q11 Do you have any questions, comments or concerns?

Answered: 73   Skipped: 45

| #  | RESPONSES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | DATE              |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1  | I am concerned that the corporation that bought our park raised my monthly lot rent by 27% effective a year after I moved here in 2022. Continued high yearly increases will make this home unaffordable for me within a few years. I am equally concerned that this corporation may sell the park as has happened already to many parks. I invested all my retirement savings into purchasing this home.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 9/2/2023 3:17 PM  |
| 2  | Home was bought outright w cash in 2010 (mortgages usually unavailable for singlewides on rented lots), so no monthly payment besides lot rent & utilities (\$560/mo +).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 8/29/2023 1:52 PM |
| 3  | they may start charging for garbage and recycle pick up, They have rules that force us to spend money keeping our yard up, whether we are physically able or not. If we decide to walk within the parks boundaries there is no place to sit down and gather your strength. They do not keep raccoons out of the park. I am very afraid they will keep raising costs so that we have to move out so they can sell the land and make money for their LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 8/15/2023 3:22 PM |
| 4  | Similar concerns as other in park owners that the property will be sold leaving no practical way to move our homes and/or even if that was possible no place to relocate them that is affordable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 8/13/2023 6:51 AM |
| 5  | Always concerned about the park being sold and told to move.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 8/9/2023 7:55 AM  |
| 6  | Not right now                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 8/8/2023 4:50 PM  |
| 7  | Please help keep our park open. Most of us cannot afford to move our homes to another property. It would be a terrible hardship and could result in additional homelessness. Thank you for helping us.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 8/5/2023 3:45 PM  |
| 8  | Housing costs include space rent - currently 570.00 per month and to increase to 640.00 as of 10/1/23, also includes water/sewer - 57.00, electric - 169.00, trash- 32.00, house insurance which is required - 62.00 and car insurance - also required - 70.00. This doesn't include phone or internet. So, my housing costs that I pay are 1,030.00 per month. My income from Social Security and a part time job is \$2,184.00. I am a 76 yo widow. I realize I live fairly cheaply compared to having to pay for a 1 or 2 bedroom house or apartment in this area - which I could not do on my income. I don't qualify for low income housing because I make too much with my part time job - which buys all the other necessities of life. I am not upset over my situation. But, would like to see some protection given for those of us who are in the low income category and feel threatened by the greed of the people who own the mobile home parks we live in. Thank you for allowing me to participate in a survey that helps you to understand better our situation. | 8/4/2023 4:13 PM  |
| 9  | The manager has raised the rent the last 2 years extremely highly than she ever has and so a lot of my neighbors are having people live with them that are not allowed and not on the lease. It has created more crime this past 2 years in my neighborhood.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 8/4/2023 3:28 PM  |
| 10 | What's to be done about the rent gouging opportunists who own this park? Like selling water in a drought.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 8/4/2023 2:55 PM  |
| 11 | The lack of maintenance in common areas with over grown foliage.dogs and cats are allowed to roam freely and use other people's property as their toilet areas even though it is against park rules. Unauthorized pets. Park rules are no dogs over 16lbs but there are German Shepherds living here. People are out for walks in the nice weather and when you walk past the residence with the German Shepherds they growl and bark at the people in an aggressive way. Shrubs have been allowed to grow around and engulf fire hydrants so they are not accessible to fire departments. There are units that have garbage piled up on their property attracting rodents like rats, mice, ratcoons, ants, etc. Tree maintenance is the responsibility of the tenants to maintain which doesn't make sense, since we are renting the lot not the trees. They should be the owners responsibility to maintain them. Yards are not maintained and are overgrown. When I moved in over ten years ago the rating was 5.0 but has since dropped to                                    | 8/4/2023 12:20 PM |

## Manufactured Home Parks

3.0 due to the issues listed above. Rent continues to rise and has been raised \$70 this year. Also if you want a one year lease it has to be October first to October first regardless of when you moved in. According to State RCW the lease is from date of move in. Manager/owner wants everyone on October first for everyone so the bookkeeping is easier.

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                    |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 12 | They just raised my lot lease \$70 per month. Did the property taxes go up that much with the multi condo development that just went in in the old cow pasture? Insane                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 8/4/2023 10:50 AM  |
| 13 | Given that most for many Americans a mobile home represents their only pathway to home ownership, and that many residents in mobile parks are seniors on fixed incomes trying to make sure they use their incomes wisely, I'd like to see a bigger push towards better tenancy laws regarding mobile homes. I understand that this is more of a state legislature power, however officials can play a key role in presenting information to legislative authorities. Things like the right of first refusal for park buyouts, or stipulations on rent increases, would go a long way to providing stability for these home owners. Generally seeing more parity with renter and home ownership laws would be ideal. Often when parks are bought out, the space to move the homes simply does not exist within the wider community, in addition to some of the homes simply not being able to be moved (despite the name) due to age, modification/repairs, cost, etc. And often in those situations, tenants are forced to sell far below value to the park owners because there are few alternatives. I believe its better, safer, cheaper and healthier for the community as a whole to help keep these avenues of home ownership stable and fair and perhaps the city can play its part in making it so at a higher level. | 8/4/2023 10:10 AM  |
| 14 | Yes I have concerns about the space rent going up in larger amounts every year and I am concerned about the potential for the park to be sold and I would have no where to go.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 8/4/2023 9:37 AM   |
| 15 | Rent increases and what happens if owner sells and we are told to move our homes? Would like to see more restrictions on this                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 7/31/2023 2:13 PM  |
| 16 | I recently moved here and it is a much better situation then my previous apartment that cost me \$500 more per month altogether. MHP are a vital element of keeping low income housing available.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 7/28/2023 1:22 PM  |
| 17 | What benefits does our space fee of 907\$ per month cover?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 7/26/2023 2:00 PM  |
| 18 | Please put a rent cap on Apartments and mobile home parks                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 7/25/2023 5:07 PM  |
| 19 | I am glad to know that Lacey is seriously studying the ever-increasing lack of affordable housing as well as low-income housing. It should matter to all of us not just those who are struggling.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 7/21/2023 3:49 PM  |
| 20 | How can park owners switch from a 55+ community to all ages with no notice                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 7/19/2023 7:21 PM  |
| 21 | Privately owned MHPs line the pockets of the owners at the expense of residents. We need more funds available to help home owners fund the purchase of their parks so that rent can be controlled and the affordability of this housing to be maintained. Hidden Village is a resident owned park and is one of the few remaining parks with space rent below 600 dollars a month. Many privately owned park residents face annual rent increases just because there are no laws preventing owners from increasing rent without cause.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 7/19/2023 9:57 AM  |
| 22 | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 7/17/2023 6:00 PM  |
| 23 | I am concerned about the prices of old mobile homes going up and space rent going up. Affordable housing is becoming unaffordable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 7/17/2023 12:46 PM |
| 24 | We are all seniors with limited income. i was just priced out of my last 3 apartments. the most recent raised rent from \$700.00 with utilities to \$1,250 plus utilities in less than 1.5 years. there is no place left to live that is affordable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 7/17/2023 12:07 PM |
| 25 | There was a bill before the State Legislature this year that would have been great for MHP residents but the landlords and their lobby killed it.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 7/17/2023 11:14 AM |
| 26 | With so many town-home type apartment complexes going up, and even the idea of building micro apartments, there is a fear that MHP owners might sell or redevelop the land to put more people onto to increase their revenue while making the excuse that they are helping the housing crisis. Compared to maybe 80 homes or occupants in the park, there could potentially be over 100 - 200 townhomes/apartments/occupants living there instead. This could be a potential desire to increase revenue on their land. When only 80 people are maybe paying \$800 a month for their lot lease, the land owner could be making \$1500 - \$2500 a month from over                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 7/16/2023 5:16 PM  |

## Manufactured Home Parks

100 occupants instead. (For example, The Chambers Reserve Townhomes are being leased between \$2,745 - \$3,195 a month. - One website suggested to afford that monthly payment, someone would have to be making around \$100k annually. With a lot of military families moving in and out of the area, the average resident could not afford that kind of payment.) There are lease agreements for MHPs that have a clause stating if the land owners sell, they will not guarantee the new buyers will keep the land the same as a MHP. This means each home owner in the park would have the ultimatum to either move their house off the property which would cost them between \$3,000 to \$14,000; or if the mobile home would not survive the move, to leave it on the property and have it demolished and lose all the money the house would be worth if they decided one day to sell (between \$20k - \$150k or more). The more these kinds of ideas of 'more people to an acre ratio' continues to be the 'solution' to the lack of housing, the threat for home owners in MHPs become more of a reality.

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                    |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 27 | I would not be able to live on my own if not for my current living arrangement. If mobile home park closed down I would lose my investment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 7/16/2023 10:27 AM |
| 28 | rezoning will work                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 7/16/2023 9:24 AM  |
| 29 | Call 619- 577- 6207                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 7/15/2023 3:57 PM  |
| 30 | Please keep manufactured parks for older people like me who want their own space                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 7/15/2023 1:20 PM  |
| 31 | Our "space rent" increased from \$825/mo when we moved in (May 2022) to \$907/mo in June 2023. This amount does not include basic cable (\$28.80/mo) and Storm Water & Garbage/Recycling (\$33.74/mo). ALSO - internet is not included which means we pay an additional \$99/mo to Comcast for a utility that for most people has become a necessity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 7/15/2023 11:43 AM |
| 32 | My concern has to do with the space rent in the mobile parks. The cost increases every year. Eventually, without having a set ceiling on the maximum dollar amount for the space rent. Those of us who live on a fixed income could become homeless because we can no longer afford to pay the space rent for our home. Also, the ability to borrow money on mobile homes is very limited and that limits some unable to get major repairs done on our homes. There are lots of disadvantages to owning a mobile home, even if mobile homes are considered affordable housing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 7/15/2023 12:27 AM |
| 33 | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 7/14/2023 5:51 PM  |
| 34 | MHP parks for long-term residents are a necessity due to astronomical housing costs in this area. We are approaching retirement age in a one-income family and I worry about losing the park and not having the means to live in another area that has all the necessities (stores, hospital, pharmacies, etc) so close to us.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 7/14/2023 5:07 PM  |
| 35 | This used to be a 55+ park but in a fit of greed it was changed to an all ages park. I feel it isn't an appropriate location for children for many reasons such as space for them to play and be kids. Noise is a big factor when dealing with seniors.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 7/14/2023 4:07 PM  |
| 36 | Rent increases are high.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 7/14/2023 2:19 PM  |
| 37 | I own my home, no payment. I pay lot rent and utilities, which is about 60% of my monthly income, and that's half the cost. I have a roommate that pays the other half. This is the only way I can afford a place to live.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 7/14/2023 12:12 PM |
| 38 | I appreciate having a place to live that doesn't leave me completely homeless and fear complaining about mobile home living because I don't want the option to be taken away, but the truth is that mobile homes (at least the one I live in) are old and not well insulated. This makes it hard to keep cool in hot weather and also difficult to keep warm in the winter. Mobile homes have their place, but would be nice to have upgraded without it adding cost to landlords that would just offshore the cost to renters. I don't know how, but it would be nice. Maybe help by city buying older units to be moved to be put in place for a homeless shelter rather than those little boxes being touted as tiny homes for homeless people. Help mobile home parks upgrade to new manufactured homes via tax credits or something. If you can give wealthy developers all kinds of tax breaks for developing faux luxury unaffordable housing you can find a way to help update mobile home parks without it costing landlords or those who live in the parks. This should include an option for people who own and rent space. Give them DEEP discount/tax breaks for upgrading to newer manufactured homes. Otherwise since they are old and already paid for multiple times over from collecting years and years of rent, force the landlords to DROP rent prices they are being allowed to pass the cost of their investment to the people who are already poor so they can be even more wealthy. | 7/14/2023 11:41 AM |

## Manufactured Home Parks

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                    |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 39 | Water usage is mimimul, yet the two lot charges are obsurd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 7/14/2023 11:03 AM |
| 40 | The only excuse used for the land rent increase has been a water rate increase. It would be nice if the water utility would let mobile home owners in the parks know what the increase will be so we can verify what the park owners are telling us.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 7/14/2023 10:42 AM |
| 41 | Not at this time...                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 7/14/2023 10:28 AM |
| 42 | Recently, our owners decided, without any notification to current residents, to change our "adult/senior" park into a family park. Needless to say, most of us were very upset with this decision. We purchased our homes believing that this would remain an adult/senior park and out of the blue we learn otherwise. I do not know if this is a breach of contract to us current residents or not; but it is certainly disconcerting, to say the least.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 7/13/2023 7:35 PM  |
| 43 | This park is the only place we can live on Social Security. We cannot pack up the mobile and move it to another park.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 7/13/2023 6:58 PM  |
| 44 | Will my park be here next year, next month? Person feels very vulnerable. Where would I go? There aren't a lot of options for an older person. This is my home.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 7/13/2023 6:23 PM  |
| 45 | This property is owned by an investment group from California. The residents within this family park are subject to their decision to sell, or not. raising the rent whenever they think their investment is able to add cash to their 'pockets'. Those of us who have chosen Mobile Home Park living chose it as affordable housing for our present and future living. I can speak for myself as a senior citizen, If controls are not addressed to keep the rent at a lower rate, many of us will be adding to the homeless population. some of the residents here have multiple families living in their home, or have some kind of assistance to pay the rent.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 7/13/2023 4:04 PM  |
| 46 | Only that I am concerned about the annual space rent increases, which I don't think this survey addresses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 7/13/2023 3:58 PM  |
| 47 | Yearly lot rent increases.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 7/13/2023 3:44 PM  |
| 48 | I've paid hundreds for cable TV connection that I've never, ever had. To this day, I still do not have a TV connected anywhere in my home, yet I am forced to pay for this service.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 7/13/2023 3:39 PM  |
| 49 | I think there should be a cap on how much the space rent can be raised annually by the owner of the park. I was protected in California --- but not here.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 7/13/2023 3:21 PM  |
| 50 | This is not a senior park and there is no area for kids to play.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 7/13/2023 3:15 PM  |
| 51 | There should be rent regulation in these mobile home parks, or individual should be able to buy their lot.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 7/13/2023 1:29 PM  |
| 52 | The Taxes, Lot Rent, Utilities, etc. increased multiple times in the 7 years that we owned our home.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 7/13/2023 1:11 PM  |
| 53 | How come Washington doesn't dot rent increases every two yrs for Senior? Hard to see rent increase every year in Washington. Lived in Real Northern California before moving up here to Washington.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 7/13/2023 12:59 PM |
| 54 | These homes are affordable and have been here for over 30 years which makes it almost impossible to move and there are no places to move it to.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 7/13/2023 12:09 PM |
| 55 | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 7/13/2023 10:26 AM |
| 56 | yes, a lot of issues here.... they keep raising the rent, almost every year a hundred dollars when i moved here 13 yrs ago it was 350 a month plus cable, no garbage.. they charged extra for cable and water.. and they said in contract that it would only increase 5 dollars per year..now..? they have raised it to 640 dollars ... when i feel it should of only been raised 60 dollars... and, i get no help for tree trimming... yard debri..( i have way too many trees over growing on my house.., i have asked the manager here..she won't 'do anything, i have asked or sent letters to the owner- Evan's management , with no answer.. and its overwhelming... i can barely pay the rent... i am behind right now.. and soon t be on retirement income and i don't know how i can afford to live here. .. Yes can you help? I never thought they could raise it so much so fast.. , i will be on fixed income..., and as a retiree in a year, i will have to move.. or unless, you can help to limit how fast they can increase the rent, where as i haven't had a raise in 3 yrs, and the cost of living has gone way up... gas food, and taxes... i can't even barely afford pet food now. tonight for dinner i had frozen fish i caught a year ago.. with 1 corn on the cob... when corn has gone to 2 ears for a dollar... gas at nearly 5 dollars a gallon..and | 7/12/2023 6:25 PM  |

## Manufactured Home Parks

my income not increased.. How am i gonna make it in retirement when i have a full time job now but, can't afford to live on social security of around 2000 a month??

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                    |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 57 | Annual space rent increases, no rental cap.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 7/12/2023 11:38 AM |
| 58 | My park is not listed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 7/12/2023 8:04 AM  |
| 59 | My biggest worry is that the owners will sell to a developer. It keeps me up at night. I am 67 years old. Where would I go? Where can I rent for \$600/ month with a yard for my dog?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 7/11/2023 7:21 PM  |
| 60 | This park has no amenities at all. My carport and shed leak the shed has humous holes in the walls. Puget power meter is falling away from the wall because of this. I can't store anything but gardening equipment in it.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 7/11/2023 6:53 PM  |
| 61 | I like it here and don't want to be put out on the street with the other homeless people who can't afford rent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 7/11/2023 6:34 PM  |
| 62 | A few years ago when talking to thurston county assessors office I was told this park can not be sold of to any developers, because it is listed by the state as a mobile home park only. Therefore it can not be sold for.any reason, and must stay a mobile homepage Is this still true?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 7/11/2023 3:37 PM  |
| 63 | This is the most affordable housing I have found as a single mother with a child and grandchild. I am also a state employee of 20 years and this is a struggle to stay housed without it being over 50% or 40%. This is a wonderful park and if this affordable housing is take away this will put me and my family on the street.                                                                                                                                                                                                                                                                                                                                                                                                                                           | 7/11/2023 2:19 PM  |
| 64 | We hope manufactured home parks are protected from closure and redevelopment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 7/11/2023 8:34 AM  |
| 65 | This is a very affordable option for Seniors. Some people living in here are just getting by. There needs to be an ordnance that MHP can't be sold and used for apartment buildings. You will be taking away affordable housing for many.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 7/11/2023 8:21 AM  |
| 66 | AlondaVilla owned by Private Individual..Managed by Property Management Firm..recently increased space rent & dictated " auto withdrawl" be payment mode @\$799 vs previous check / auto payment. If Residents refuse Auto Withdrawl they are charged \$50 extra..Some Residents feel Auto Withdrawl gives Property Management control over bank account                                                                                                                                                                                                                                                                                                                                                                                                                     | 7/11/2023 5:39 AM  |
| 67 | Don't know how to figure percent of rent increases . Rent has increased from \$10per month each year except for during Covid (3 years?) and a question as to who was responsible for storage bldg & carport canopy (1 year). The increases started at \$10 per month in May of 2011and this years increase was \$50 effective May 1, 2023. Occasionally tenants have had to move because their income doesn't cover their rent and other living expenses. Inflation has caused an increase of a minimum income requirement for prospective tenants at least 3 times in the last 12 years, possibly more. This is an aging park with infrastructure issues and aging tenants less able to financially and physically do their own repairs to maintain safe living conditions. | 7/11/2023 1:24 AM  |
| 68 | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 7/10/2023 8:51 PM  |
| 69 | I keep hoping that our rent doesn't continue to go up. With the maintenance I spend on my house, I'm soon not going to be able to afford it! Example: Heat pump, roof, power washing, roof cleaning and painting!                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 7/10/2023 6:24 PM  |
| 70 | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 7/10/2023 3:37 PM  |
| 71 | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 7/10/2023 2:54 PM  |
| 72 | Hi Jennifer! This is Kelly testing the survey. It looks like we might benefit from making the rental questions hidden from those who click OWN. And there are some formatting quirks I see. With your permission, I can login to SurveyMonkey and help.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 6/26/2023 9:46 AM  |
| 73 | Question 7 did not auto advance and the button to do so says "50", as does the one on this question.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 6/22/2023 11:36 AM |

9/22/23

## CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

**Joint Planning Commission  
Meeting with Thurston County**

**1. Public Hearing:** Joint Plan for the Lacey Urban Growth Area

**Sept. 27, 2023, 7:00 p.m.  
The Atrium, 3000 Pacific Ave. SE**

**Planning Commission Meeting  
October 3, 2023**

**1. Work Session:** Manufactured Home Park Survey Results (Jennifer)

**Packets due: September 28**

**Planning Commission Meeting  
October 17, 2023**

**1. Work Session:** Flood Management Code Updates Intro Briefing (Samra)

**Packets due: October 12**

**Planning Commission Meeting  
November 7, 2023**

**1.**

**Packets due: November 2**