# Manufactured/Mobile Home Communities

House Housing Committee Work Session

Tedd Kelleher

HOUSING POLICY DIRECTOR, HOUSING DIVISION

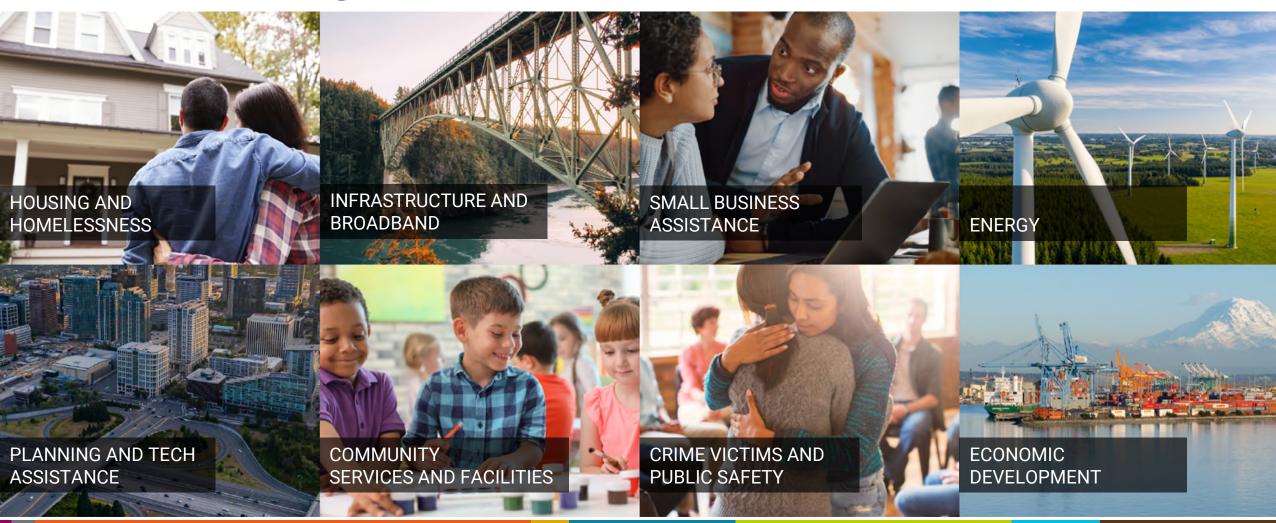
**Brigid Henderson** 

MANAGER, MANUFACTURED/MOBILE HOME RELOCATION ASSISTANCE PROGRAM

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## We strengthen communities



## Commerce's Housing Division: Over 60 programs and initiatives underway

# HOUSING DIVISION ASSISTANT DIRECTOR Deputy AD AA4 Housing Policy Director Policy Team Right-of-Way MOUs, AHAB

#### Multifamily Housing Unit (MHU)

- Housing Trust Fund Program
- Rapid Capital Acquisition Programs
- · HOME Rental Development
- National Housing Trust Fund
- Housing Preservation Programs
- · Other capital programs
- · Policy Advisory Team

#### Homeownership (HOU)

- · Affordable HO Program
- HO Disparities DP
- · Com. Reinvestment Act Plan and DP
- Community Land Trust Capacity Grants
- · Manuf. Home Co-ops
- Mobile Home Relocation Program
- · Foreclosure Fairness Program
- · MRAP, Direct HO Loans
- Other HO provisos and pilots
- · HO Forum (stakeholders)

#### Homelessness Assistance Unit (HAU)

- Consolidated Homeless Grant
- · System Demonstration Grant
- · Diversion Program Grant
- · Shelter Program Grant
- · WA Youth and Families Fund
- · Fed. Temporary Rent Assistance Grants
- · Emergency Solutions Grant/COVID
- · HOME Tenant Based Rental Assistance
- HOWE Tellallt based Kellial Assistal
- · Balance of State Continuum of Care
- · Point-in-Time Count
- Landlord Programs
- State Homeless Strategic Plan/Local 5-Year Plan
- DSHS Benefits Verification System User Coordination
- State Advisory Committee on Homelessness (SACH)
- Interagency Council on Homelessness (ICH)
- · Other provisos

#### Office of Apple Health & Homes and Perm. Supportive Housing (AHAH-PSH)

- · HCA Work Group, coordination
- · PSH Office (proviso)
- · PSH Committee (HB 1724)
- · OMS, O&M programs
- Community Behavioral Health Rental Assistance (CBRA)
- HUD Section 811

#### Data & Performance Unit (DPU)

- Homelessness & housing data (incl. HMIS, OHY, MF, HO, PSH, etc.)
- · Dashboards, visualization
- · Performance measures
- · Data sharing w/DSHS, others
- Trainings & Tech. Assistance (incl. Performance Consultant, Racial Equity, LGBTQ Competency, Diversion, Local Plans, Mental Health First Aid, Trauma Informed Services, etc.)

#### Office of Homeless Youth (OHY)

- · Youth homelessness policy
- · Youth engagement
- · Anchor Community Initiative
- · Young Adult Housing Program
- · Independent Youth Housing Program
- · Young Adult Shelter
- · Street Outreach Services
- Youth Shelters (HOPE, Crisis Residential Centers, Transitional Living Program)
- · Homeless Student Stability Program
- · Youth Homelessness Demonstration
- · Centralized Diversion Fund
- Specialized youth homelessness programs
- · 6560 Core Team
- · OHY Advisory Committee
- Interagency Workgroup on Youth Homelessness
- · DCYF, HCA coordination

## Manufactured/mobile home communities in Washington

- Department of Revenue list of registered communities: 1,169
  - Rental unit (space) count: 65,175
  - Vacant units (spaces): 5,950
- Benefits of community living:
  - Well-managed communities often provide healthy, safe, affordable housing
  - Opportunity to build home equity for those who might otherwise rent
  - Supportive communities for multiple generations
  - Opportunity to age in place

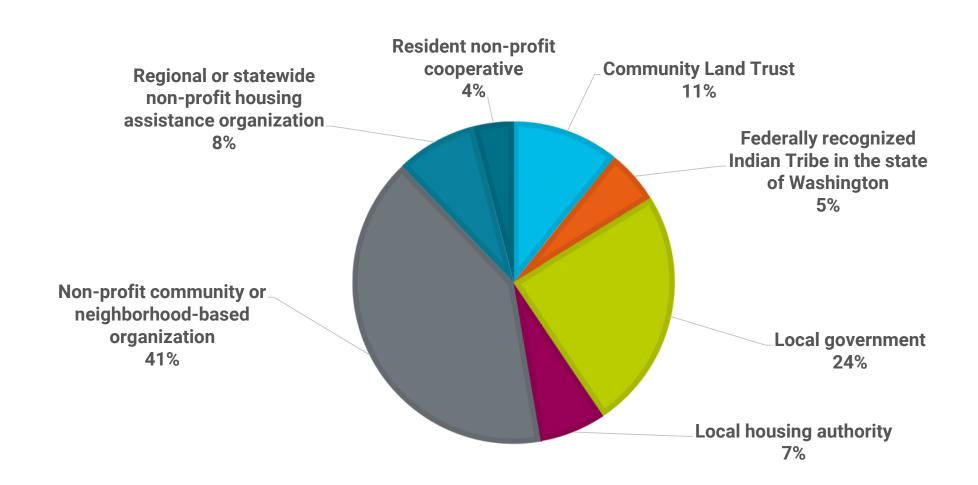
### Community Ownership Structures

- Health Impact Review of SB 5435 (September 20, 2023)
  - Full Review
  - Summary
- Ownership structures as reported in the <u>Health Impact Review</u>:
  - LLCs (68%)
  - Individual owners (16%)
  - Corporations (5%)
  - All others (9%) includes nonprofits, municipalities, tenants, tribes
- Out of state owners: 15% (17 states)

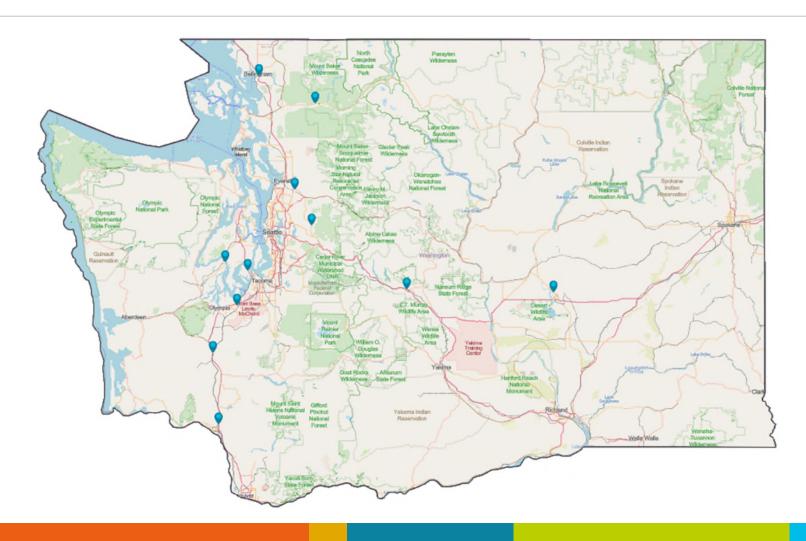
## SB 5198 – Passed during the 2023 Legislative Session

- Created a Registry of Eligible Organizations
- These organizations receive Notices of Opportunity to Compete to Purchase manufactured home communities
- Requires landlords to provide a written Notice of Opportunity to Compete to Purchase to tenants, Housing Finance Commission, and Commerce:
  - Before the community is marketed for sale
  - Before it is included in a multiple listed
  - When the owner receives an offer to purchase they intend to consider

### Eligible Organizations on the Registry



## Notice of Opportunity to Compete to Purchase



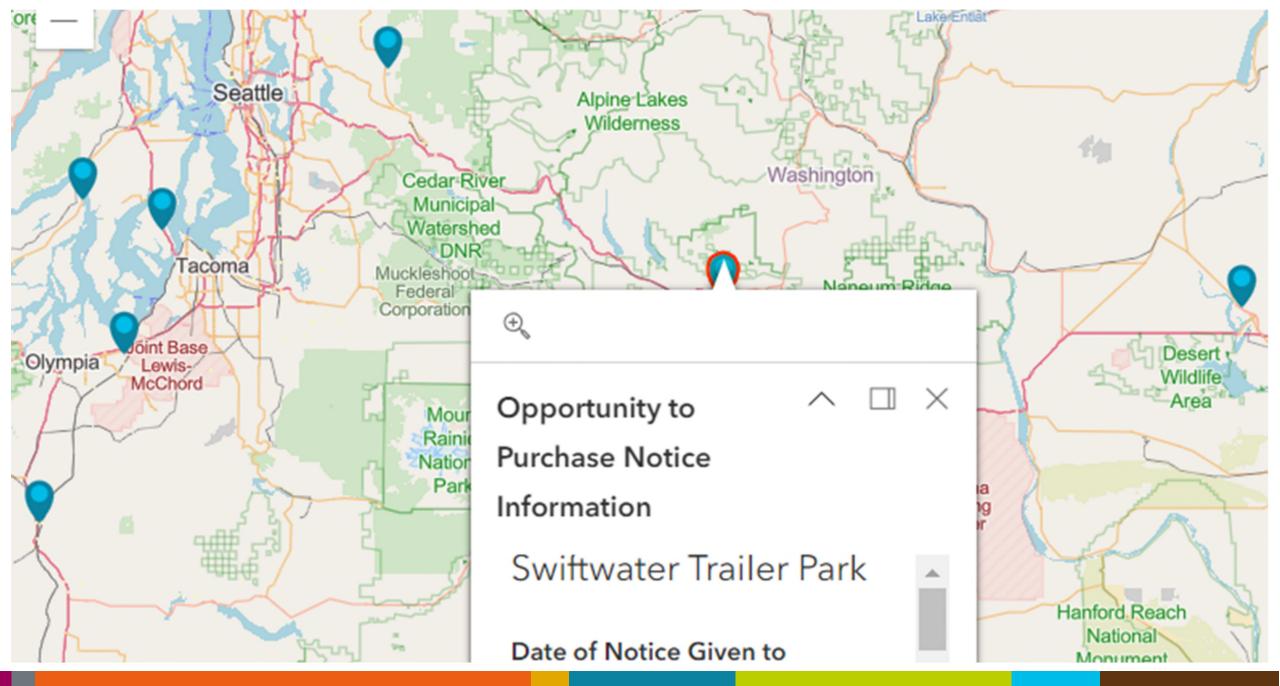
### Website access to forms



Serving Communities V Building Infrastructure

## Eligible Organization Registry and Notice of Opportunity to Compete to Purchase

- + Access Eligible Organization Registry Application
- + Access Notice of Opportunity to Compete to Purchase
- + Approved Notices of Opportunity to Compete to Purchase in Washington



#### Stakeholder recommendations

- What we're hearing:
  - Clarify the "start date" of the 70 day timeline for tenants and eligible organizations to notify landlords in writing of their interest in pursuing a purchase. (RCW 59.20.330 (1))
  - A public platform for tracking the Notice process

# Relocation Assistance and Coordination Programs

Services, housing outcomes, trends

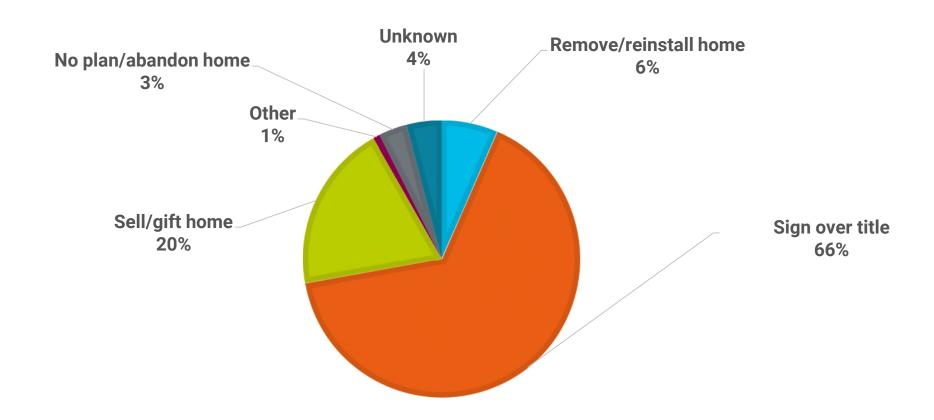
RCW 59.21, Mobile Home Relocation Assistance RCW 59.21.021, Relocation Coordination Program

### Relocation Assistance and Coordination Programs

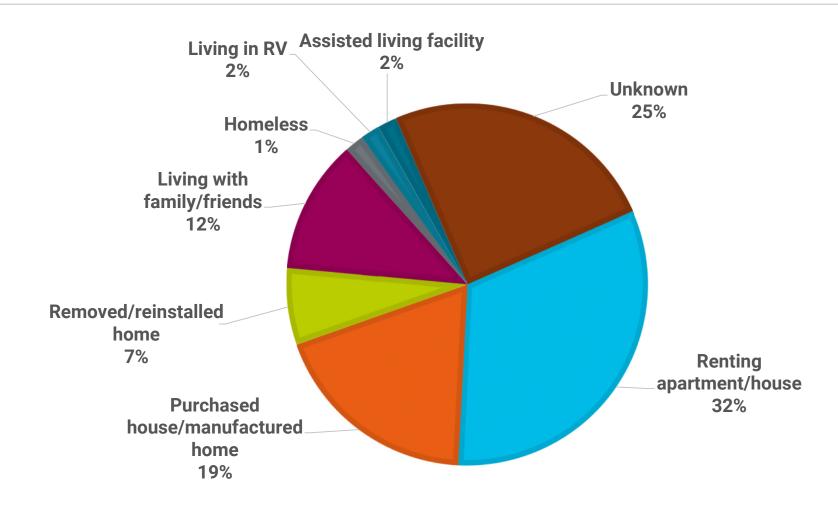
#### Homeowners

- Cash assistance
- Assist with the application and household relocation plan
- Link households to existing, local services
- Leverage support, resources from the greater community
- Landlords (community owners)
  - Technical assistance
  - Partial reimbursement for community owners for demolition and disposal of remaining homes

### Household Relocation Plan



## Housing Outcomes



#### Trends

Continue to see displacement from closing communities

 Continued concern about space rent increases – "pricing people out of their homes"

Need for home repair funding

## Any Questions?

## Thank you!

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