

# Manufactured/ Mobile Home Communities

House Housing Committee Work Session

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Washington State  
Department of  
**Commerce**

# We strengthen communities



HOUSING AND HOMELESSNESS



INFRASTRUCTURE AND BROADBAND



SMALL BUSINESS ASSISTANCE



ENERGY



PLANNING AND TECH ASSISTANCE



COMMUNITY SERVICES AND FACILITIES



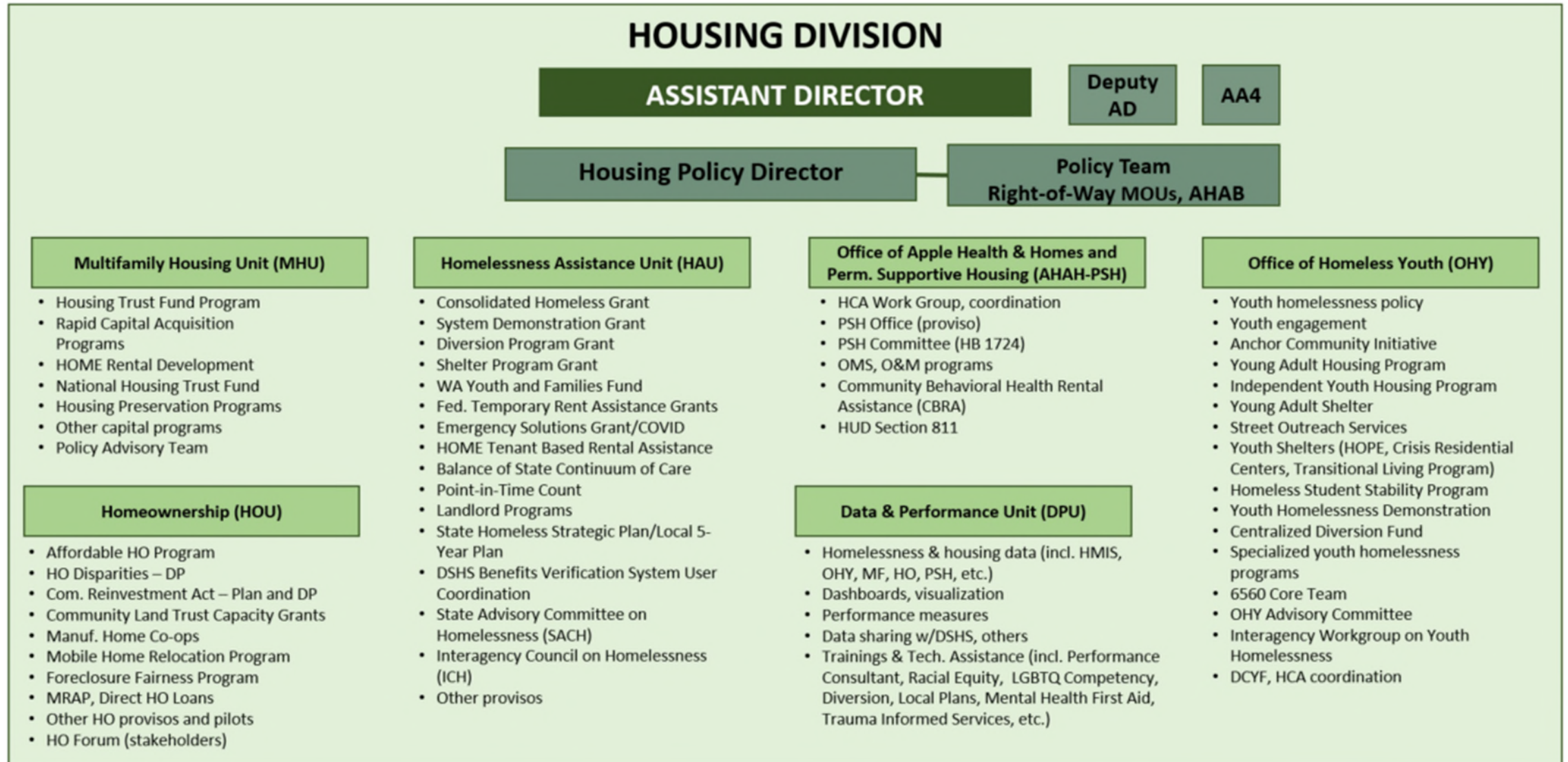
CRIME VICTIMS AND PUBLIC SAFETY



ECONOMIC DEVELOPMENT

# Commerce's Housing Division:

## Over 60 programs and initiatives underway



# Manufactured/mobile home communities in Washington

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- **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

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

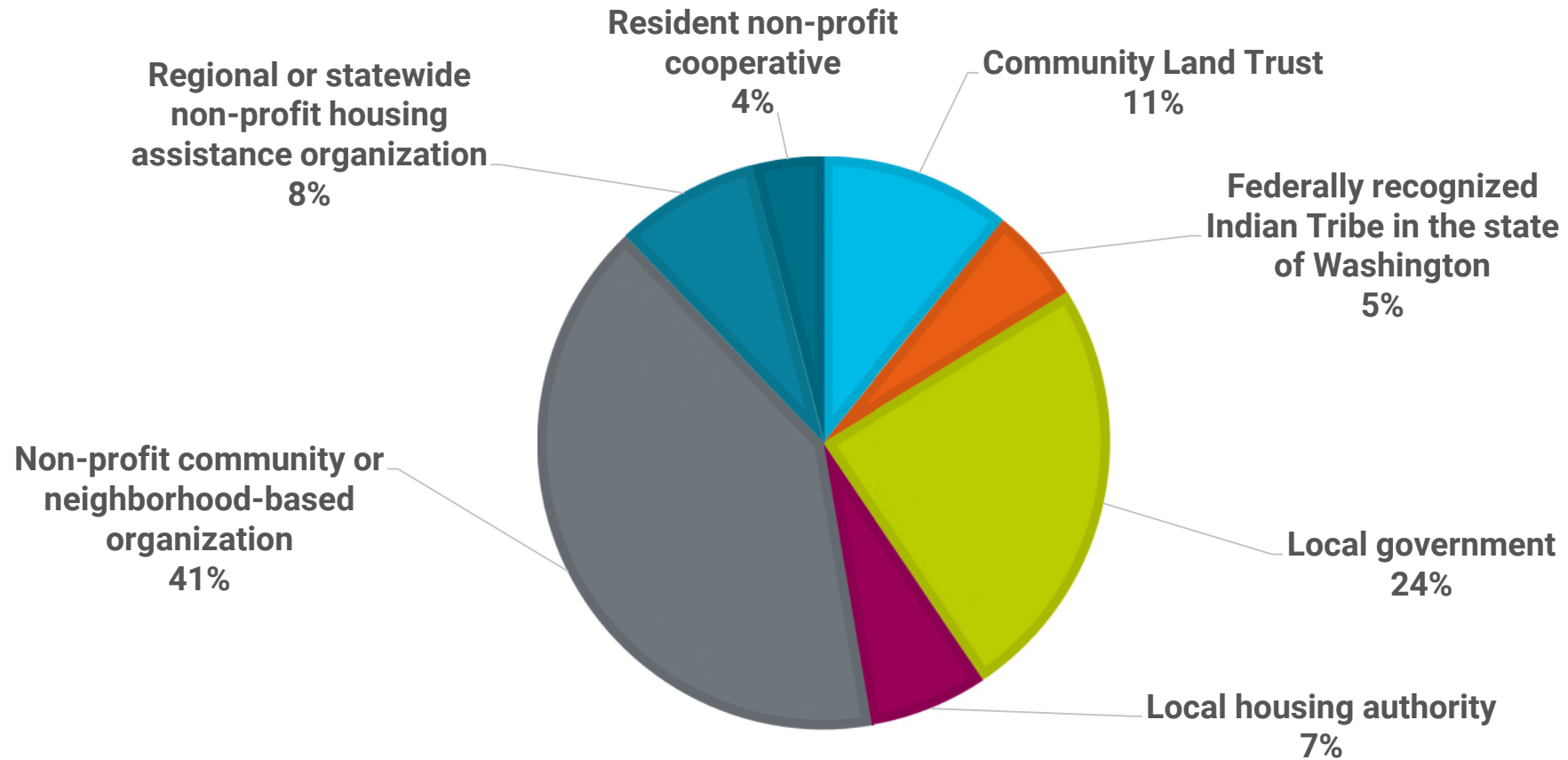
# SB 5198 – Passed during the 2023 Legislative Session

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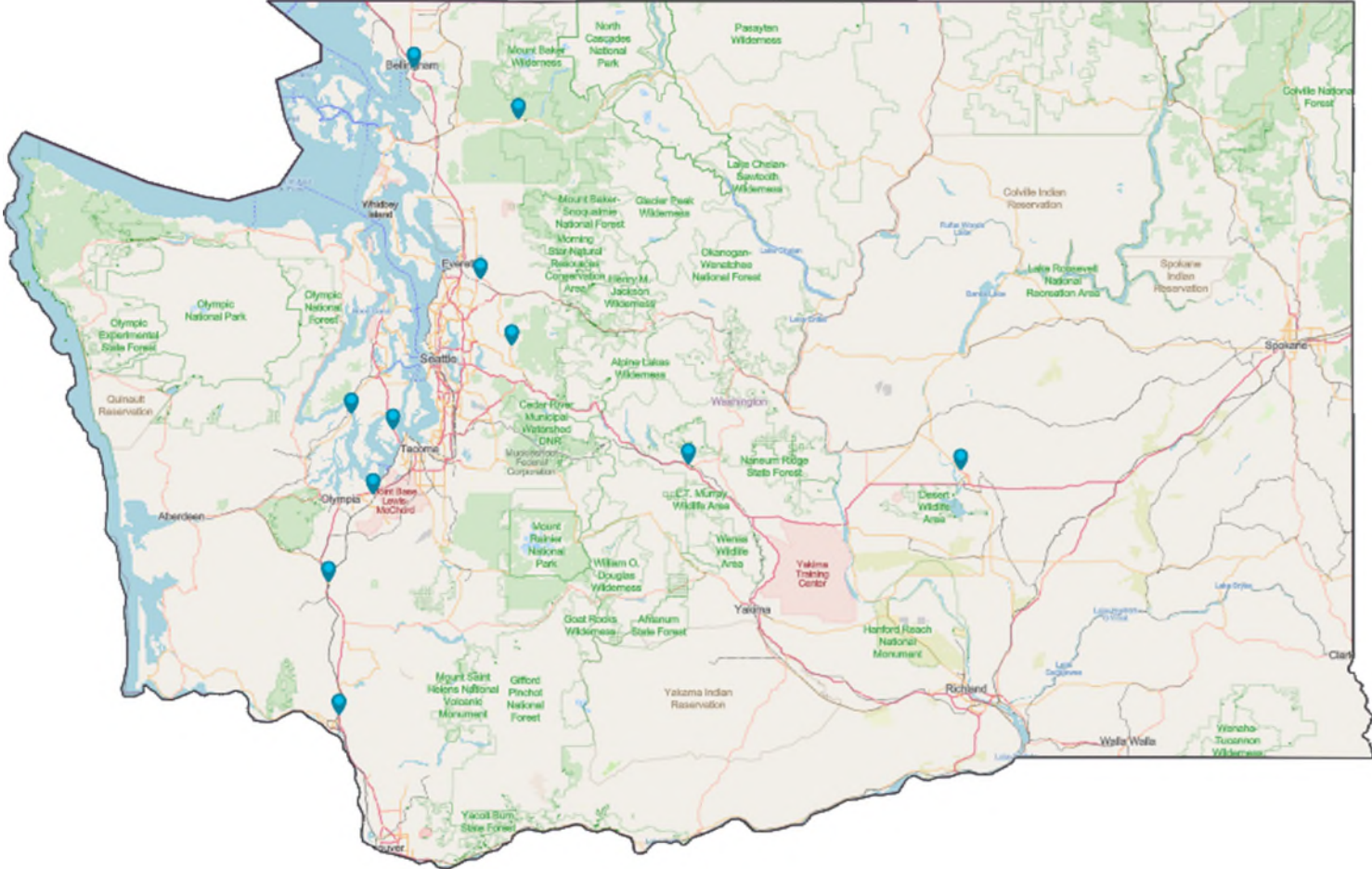
- Created a Registry of Eligible Organizations
- These organizations receive Notices of Opportunity to Compete to Purchase manufactured home communities
- Requires landlords to provide a written Notice of Opportunity to Compete to Purchase to tenants, Housing Finance Commission, and Commerce:
  - Before 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

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# Notice of Opportunity to Compete to Purchase





# Website access to forms

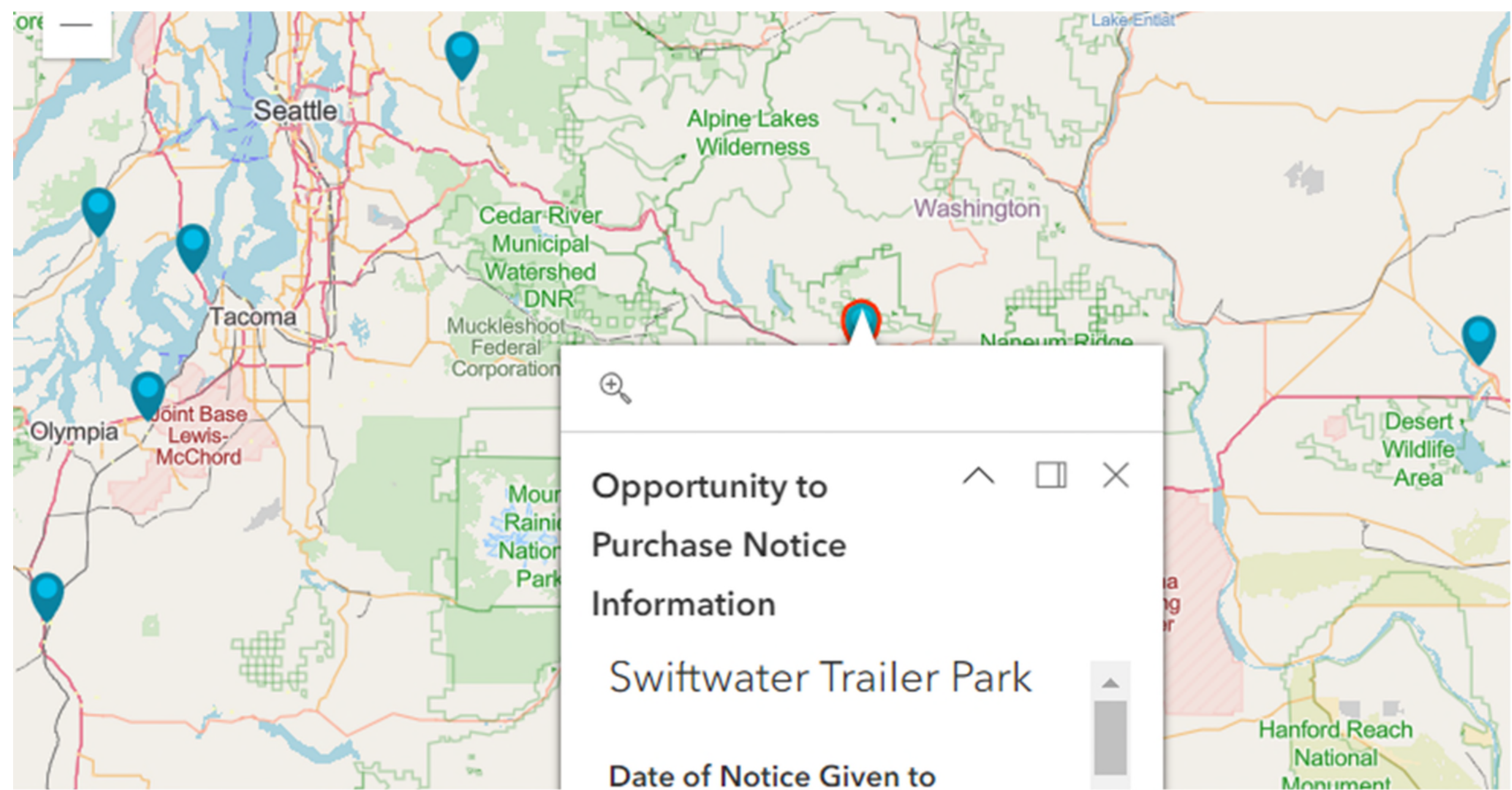


Washington State Department of Commerce  
Eligible Organization Registry, the application process, relocating from their community, or other resources. Please text/call  
Brooke Brooling@Commerce.wa.gov

Serving Communities ▾ 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

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- **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

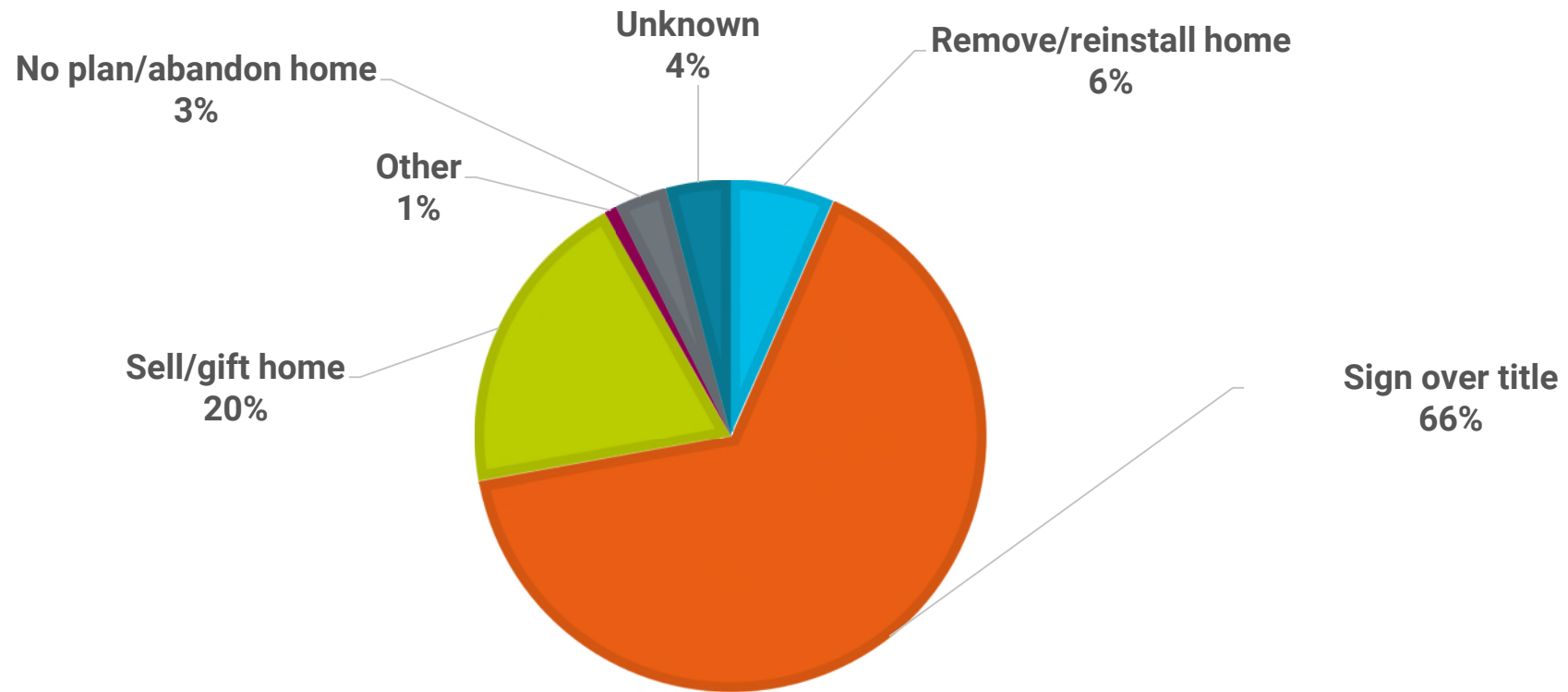
# Relocation Assistance and Coordination Programs

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- **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

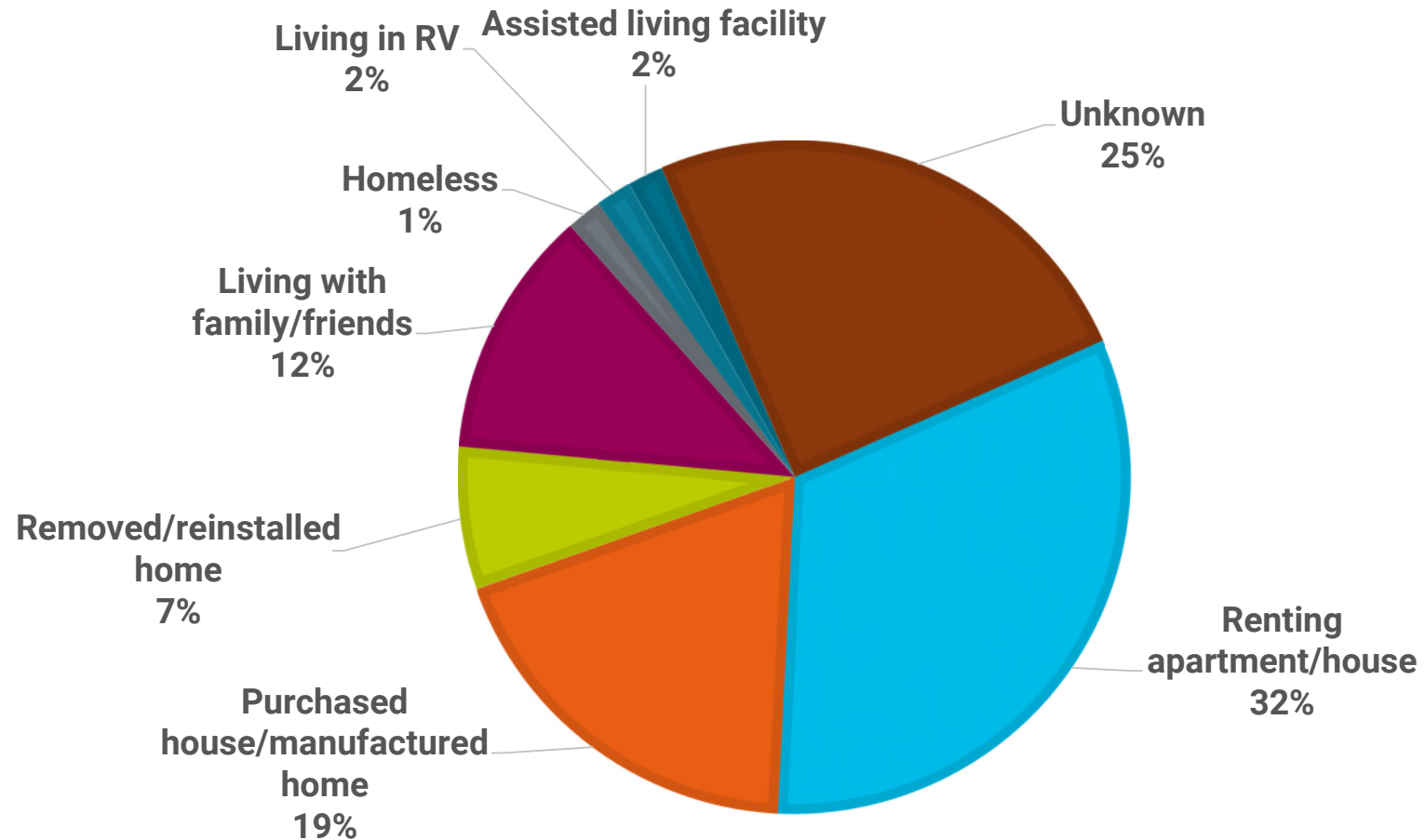
# Household Relocation Plan

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# Housing Outcomes

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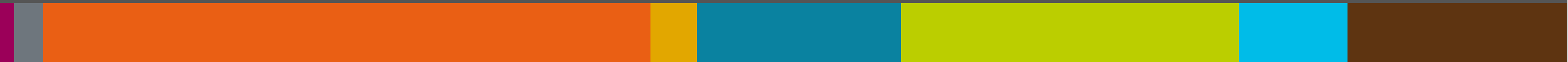
# Trends

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- 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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Department of  
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