

# Preserving Manufactured Housing Communities as Affordable Homeownership

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MHC Programs | Homeownership Unit

AMHO ANNUAL MEMBERSHIP MEETING

SEPTEMBER 20, 2025



Washington State  
Department of  
**Commerce**

# We strengthen communities



HOUSING AND  
HOMELESSNESS



INFRASTRUCTURE AND  
BROADBAND



SMALL BUSINESS  
ASSISTANCE



ENERGY



PLANNING AND TECH  
ASSISTANCE



COMMUNITY SERVICES



CRIME VICTIMS AND  
PUBLIC SAFETY



ECONOMIC  
DEVELOPMENT

# Notice of Opportunity to Compete to Purchase & Community Preservation



# Notice of Opportunity to Compete to Purchase

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## What is it?

- A legally required written notice that informs residents the community in which they live is being listed for sale
- The purpose of the Notice is to provide a more transparent community sales process that allows tenants and eligible organizations an opportunity to purchase and preserve communities

## When is it issued?

- Before the community is marketed for sale
- Before it is included in a multiple listing
- When the owner receives an offer to purchase they intend to consider

## What does it mean to tenants?:

- Your community is not closing
- You have 70 days to determine if you as tenants want to make an offer to purchase the community
- You can work with an eligible organization (if available)
- You have access to a status update every 6 months

Responding to a Notice  
**DOES NOT**  
give the tenants or  
Eligible Organization the  
FIRST RIGHT OF  
REFUSAL

Commerce has  
received  
**126 NOTICES**  
since July 2023 when  
SB 5198 was enacted



# Role of the Department of Commerce

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## Eligible organizations:

- Community land trusts
- Resident nonprofit coop
- Local government
- Local housing authority
- Nonprofit community or neighborhood-based organization
- Federally recognized Indian tribe in the State of WA
- Regional or statewide nonprofit housing assistance organization

- Administers the Notice process and forwards to Eligible Organizations
  - Provides Notice templates
  - Provides an electronic fillable Notice form
- Manages the 6-month status update
  - Maintains publicly available community status spreadsheet
- Alerts the Office of the Attorney General to non-compliance of Notice requirements for enforcement actions

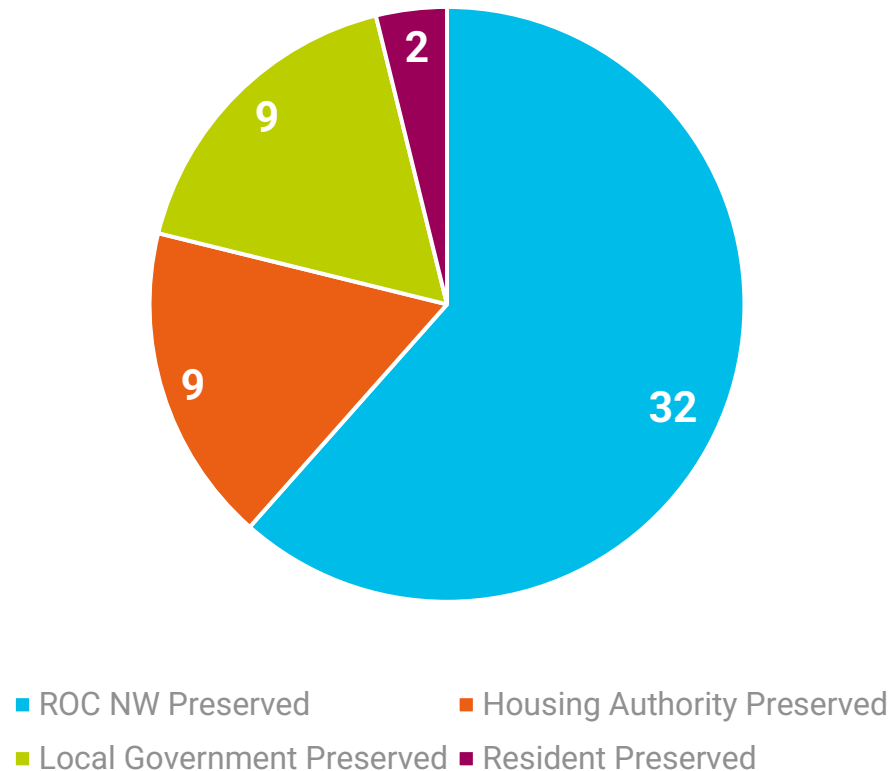
# Timeline Overview – RCW 59.20.330

Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
	Within 70 Days of Step 1	Within 20 Days of Step 2	Within 21 Days of Step 3	Within 21 Days of Step 4	Within 10 Days of Step 5
Notice of Opportunity to Compete to Purchase is delivered to Residents & Officers of qualified Tenant Organization	Tenants or Eligible Org must notify Community Owner of interest in purchasing community  Form a qualified tenant organization	Tenants or Eligible Org may request asking price & financial information related to operation of community	Community Owner must provide asking price and financial information related to operation of community	Tenants through formation of legal cooperative or through association with an Eligible Org must submit a written purchase offer	Community Owner must accept, reject, or submit a counter offer

*\*\*This slide represents a summary of the steps and timeline for the Notice of Opportunity to Compete to purchase, please refer to RCW 59.20.325 & .330 for decision making purposes.*

# Community Preservation & Resources

Preserved Communities in WA State



- [Commerce Eligible Organization Registry](#)
- [ROC Northwest](#)
- [Commerce Homeownership Programs Webpage](#)
- [Manufactured/Mobile Home Community Guidance for Local Governments](#)
- [Manufactured Housing Dispute Resolution Program \(MHDRP\)](#)

# 2025 Funding Structure Study





# 2025 Funding Structure Study - Findings

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- Outcome of the 2024 legislative session
- Follow-up to the 2020 legislative report
- Key challenges to MHC preservation
  - Access to enough low- or no-cost capital
  - Financing infrastructure improvements
  - Short acquisition timelines
  - Competition with commercial buyers
  - Lack of pre-development funding
  - Competition for limited funding

# Study Findings, continued

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- **Key elements of effective funding structures**
  - Funders with institutional knowledge of MHC preservation
  - Funding available as grants or low-cost loans
  - Funding dedicated exclusively to MHC preservation
  - Funding that is available quickly (on-demand)
- **More information needed**
  - Developing common MHC data collection criteria
  - State-wide MHC census
  - Developing preservation feasibility assessment criteria

# Stakeholder Engagement



# 2025 Summer Stakeholder Conversations

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- **Who?**
  - Homeowners, community owners, advocates, local government, housing authorities, nonprofits, state agencies
- **Why?**
  - Intentional networking and collaboration – problem solve, innovate, elevate issues
- **What?**
  - What is a priority issue you'd like to address together with stakeholders and Commerce?
  - What is one idea to help resolve this issue?
  - How do you see other stakeholders helping with this issue?
  - How do you see Commerce helping with this issue?

# Themes & Next Steps

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- **Common themes include:**
  - Funding
  - Regulations
  - Community interaction
- **Next steps include:**
  - Future conversations and work groups
  - Signing up for MHC stakeholder contact list
  - Signing up for the GovDelivery email list

# Resources

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- [Commerce Manufactured Housing Programs Webpage](#)
- [Commerce Homeownership Programs Webpage](#)
- [RCW 59.20.325](#) Notice of opportunity to compete to purchase
- [Submit a Notice of Opportunity to Compete to Purchase](#)  
(Community Owners, Representatives)
- [View Notice of Opportunity to Compete to Purchase List](#)
- [RCW 59.20.350](#) Registry of eligible organizations



# Resources, continued

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- [Eligible Organization Registry Application](#) (Eligible Organizations)
- [View Registry of Eligible Organizations](#)
- [RCW 59.20.080\(1\)\(e\)](#) Notice (of closure)
- [RCW 59.21](#) Mobile Home Relocation Assistance
- [RCW 59.21.030](#) Closure notice—Requirements
- [RCW 59.22](#) Office of mobile/manufactured home relocation assistance—Resident-owned MHPs

# Resources, continued

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- [RCW 59.30.050](#) MHC Registration process, fees
- [Department of Revenue List of Registered MHCs](#) (within “Where are the manufactured/mobile home communities in Washington” drop-down)
- [Manufactured Housing Dispute Resolution Program \(MHDRP\)](#)
- [Manufactured/Mobile Home Landlord-Tenant Act \(MHLTA\)](#)
- [SB 5298](#) Manufactured/Mobile Home Communities—Notice of sale or lease (Notice of Opportunity to Compete to Purchase)
- [HB 1217](#) Residential Tenants—Rent and Fees (rent stabilization)

Questions?



# Thank you!

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