



ALERT BY MHOA AND LAT

Manufactured Housing Communities - Opportunity to Purchase - HB 1798

An opportunity for everyone!

During the economic boom of the mid 2000s, more than 50 manufactured housing communities in Washington closed, displacing more than 2,000 households as a result of community closures. Between 2007 and the present, an additional 1,537 households have been displaced. The vast majority of these homeowners lose all the equity they have in their homes and will never be homeowners again.

In 2017 more than 200 households were displaced and lost their homes and their equity.

It is time to remedy this situation since something similar is about to happen all over again. Indeed another **164 households** are currently in the process of being evicted as a result of the uptick in the economy that is not providing a benefit to them.

HB 1798 - The Opportunity to Purchase bill would provide a win-win-win solution for everyone.

- It allows “eligible organizations”(non-profit organizations, community land trusts, and housing authorities) the opportunity to make an offer on a community, listed for sale
- It would thus prevent the closure of that community and therefore provide low income families and seniors with long-term security of tenure
- It would allow local jurisdictions to include these preserved homes as part of their affordable housing inventory in compliance with Comprehensive and Consolidated Planning processes.
- A community owner who sells to an eligible organization is exempt from paying real estate excise tax (REET) – so there is a “built-in” incentive to consider this opportunity.
- It does NOT require the community owner to sell to an eligible organization but if they so choose they benefit from being exempt from paying REET.

Manufactured housing community preservation is part of the solution to the affordable housing crisis facing this state and this nation today.

Passage of HB 1798 would provide some reassurance to Washington's 75,000 manufactured home owners and their families that their decision to purchase a manufactured home and live within their means was the right choice and that they can indeed enjoy long-term security of tenure in their own homes.

Contact Members of the Judiciary Committee and ask them to give their full support to HB 1798

You can reach them here:

<http://leg.wa.gov/House/Committees/JUDI/Pages/MembersStaff.aspx>