

Resolution to Support Local Emergency Transition Funding for Manufactured-Home Tenants and Legislative Passage of Statewide Rent Stabilization Policies

Whereas, tenants who live in and own manufactured homes within manufactured-home communities and rent the land under their homes are being squeezed by high rent increases and fees beyond many tenants' ability to pay, and

Whereas, many of these tenants are seniors, those with disabilities, and veterans on fixed incomes, who only receive an annual COLA increase of 2-3%; as well as other low-income wage earners, and

Whereas, the 2024 Washington State Legislature in the House passed a bill¹ to support fair rent stabilization and sufficient rent/fee increase notifications for tenants in manufactured-home communities, but the Senate did not vote on the bill, and

Whereas, property rents and fees for manufactured-home communities are escalating rapidly, between [20 – 60%](#)², beyond the COLA increases of renters on fixed or nominally increasing income, thereby forcing tenants to be threatened with eviction and homelessness and forfeiting the manufactured homes they own, and

Whereas, without city or county intervention, these rent and fees increases will start going into effect as early as June 2024, forcing the most vulnerable and low-income people out of these affordable homes they own and into homelessness,

Therefore, Be It Resolved that First Legislative District Democrats urges the Snohomish County and King County councils and First District city councils with manufactured-home communities to find solutions to protect tenants suddenly priced out of their property rents and facing near-term evictions. Solutions may include providing immediate emergency short-term funding to qualifying manufactured-home tenants, and

Therefore, Be It Further Resolved that First Legislative District Democrats urges county and city councils to look to longer-term solutions to protect retention of affordable manufactured home communities, and

Be It Finally Resolved that First Legislative District Democrats urges passage of a bill to support fair rent stabilization and sufficient rent/fee increase notifications for tenants in manufactured-home communities in the 2025 Legislative session, and ask its State Senator and Representatives to sponsor and work for its passage.

¹Report on [ESHB 2114](#)

² Kienan Brisco, [Lynnwood manufactured homeowners stuck with rising rents and nowhere to go](#), Lynnwood Times, May 10, 2024.

Submitted to the 1st LD Issues Committee by Stacey Valenzuela and Kathy Sharp, June 6, 2024.
Recommended DO PASS to General Membership by Issues Committee, June 6, 2024.
Passed by General Membership, June 26, 2024.