



Mobile/Manufactured Homes

Mobile/manufactured homes offer a very affordable option for single-family ownership and rental housing. Allowing placement of mobile or manufactured homes in single-family zones can increase affordability and housing choice in single-family neighborhoods. Preserving manufactured home communities at risk of redevelopment is an effective strategy for sustaining an important component of the affordable housing stock, as well as preventing displacement of existing residents.

BACKGROUND

Manufactured housing provides relatively dense single-family housing in urbanized and rural areas. The number of manufactured home communities has declined in some jurisdictions as a result of redevelopment pressures. Jurisdictions can protect manufactured home communities and their residents in the following ways:

- Creating zoning classifications or standards that restrict other uses
- Enacting mobile home park conversion ordinances
- Exempting manufactured homes relocated due to park closures from new building regulations
- Purchasing/transferring land development rights associated with the underlying property

Changes made to [RCW 59.20](#) in 2019 provide protections for mobile homeowners, including changes to the amount of time for notices related to changes to park rules, late payment, and rule violation.

TOOL PROFILE

Objectives

[Housing Options in Expensive Markets](#)

[Missing Middle Density](#)

[Mitigate Residential Displacement](#)

Type of Tool

Development types

Project Type

Single family

Ownership

Rental

Affordability Level

**Most effective for units
<80% AMI**

The City of Kenmore created a “Manufactured Housing Community” zoning district (MHC) for the continuation and preservation of existing manufactured housing communities. The city also allows [transfer of density](#) from sites zoned MHC to receiving sites to provide capacity for future growth while preserving existing communities. Resident-owned cooperatives have been effective in preserving manufactured home communities and raising funds necessary for infrastructure improvements (see [Preservation and Rehabilitation](#)).

Jurisdictions can also permit individual manufactured homes on single-family lots.

RESOURCES

Washington LawHelp: [Mobile/Manufactured Homes Tenant Rights](#) (2022)

City of Kenmore: [Municipal Code Chapter 18.80, Residential Density Incentives and Transfer of Density](#) (2020)

