



Potential Manufactured Housing policy options

Please complete the following survey to provide feedback to City staff on the following policy options. You may drop off the completed survey at City Hall, marked ATTN: Christa Lenssen. You may email a copy of the completed survey to clenssen@ci.olympia.wa.us. You can mail the completed survey to:

City of Olympia, ATTN: Christa Lenssen, Housing Dept.
PO Box 1967
Olympia, WA 98507

1. Rent increase notice timeframe

Proposed City policy: Require 6 months' notice for rent increases of 7% or more.

Explanation: Adopt similar language to OMC 5.82.030(A)(B)&(C). For rental homes, [Olympia](#) requires 120 days' notice for rent increases over 5% (at one time) or rent increases that add up to 7% or more over a 12-month period, and 180 days' notice for rent increases of 10% or more (at one time).

The intent of the proposed policy is to align with previously adopted tenant protections, however, the change in language is to best match the needs of the manufactured homeowner community, which typically operate under a yearly rental agreement. The 7% increase amount corresponds with the economic displacement relocation assistance described below.

Current related State law:

RCW [59.20.090](#)(2) requires 3 months' notice of any increase in rent.

RCW [59.20.090](#)(1) Unless otherwise agreed rental agreements shall be for a term of one year.

Statewide legislation has been proposed in 2025 that caps annual lot rent increases at 7% annually.

Survey Questions:

How supportive of the proposed City policy are you? (Check one)

☐ Do not support

☐ Somewhat supportive

☐ Very supportive

Why did you answer this way?

Is there anything you would change?

2. Economic Displacement Relocation Assistance

Proposed City policy: A tenant may request relocation assistance from the landlord to move to a new housing unit after receiving a rent increase notice of 7% or more. The landlord must pay relocation assistance to the tenant in an amount equal to 2.5 times the Area HUD Fair Market Rent (equal to an equivalent bedroom size).

Explanation: Adopt similar language to OMC 5.82.040. For rental homes, [Olympia](#) allows tenants to request relocation assistance from their landlord after receiving a rent increase notice, if their rent is increased by 7% or more over a 12-month period. The landlord must pay relocation assistance to the tenant in an amount equal to 2.5 times the tenant's monthly rent. If the tenant fails to move out by the date that the increased rent amount takes effect, they must re-pay the relocation assistance to the landlord and pay the increased monthly rent.

Understanding that relocation assistance cannot reasonably meet the financial needs of relocating the home, staff recommend aligning the assistance to match the rental unit average for the area assuming residents may have more options to relocate to other rental housing options, rather than relocating their existing home.

Final FY 2025 & Final FY 2024 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2025 FMR	\$1,393	\$1,585	\$1,843	\$2,526	\$3,095
FY 2024 FMR	\$1,341	\$1,554	\$1,802	\$2,531	\$3,058

Current related State law:

RCW [59.21.021](#) relocation assistance is available through Department of Commerce if a park closes or upon change of use. Amount provided under this statute: up to a maximum of \$17,000 for a multisection home and up to a maximum of \$11,000 for a single-section home.

Statewide legislation has been proposed in 2025 that caps annual lot rent increases at 7% annually.

Survey Questions:

How supportive of the proposed City policy are you? (Check one)

☐ Do not support ☐ Somewhat supportive ☐ Very supportive

Why did you answer this way?

Is there anything you would change?

THANK YOU FOR YOUR TIME!

3. Increased transparency when rent is increased

Proposed City policy: Require landlords to specify a rationale for a rent increase in notice provided to the tenant.

Explanation: Adopt similar language to OMC 5.82.030(G). For rental homes, [Olympia](#) requires that rent increase notices over 5%, adding up to 7% or 10% or more must include the following information:

1. The amount of the increase;
2. The total amount of the new rent;
3. The date the increase becomes effective;
4. The rationale for the rent increase; and
5. The rights of tenants under the Economic Displacement Relocation Assistance program.

Current related State law:

[RCW 59.20.060](#) rental agreements must include the terms for the payment of rent, including time and place, and any additional charges to be paid by the tenant. Additional charges that occur less frequently than monthly must be itemized in a billing to the tenant. A written rental agreement must include a written statement containing accurate historical information regarding the past five years' rental amount charged for the lot or space.

[RCW 59.20.070](#) Landlords are prohibited from charging a tenant a utility fee in excess of actual utility costs.

Survey Questions:

How supportive of the proposed City policy are you? (Check one)

- ☐ Do not support ☐ Somewhat supportive ☐ Very supportive

Why did you answer this way?

Is there anything you would change?

4. Provide information about legal rights and resources

Proposed City policy: Require landlords to provide a tenant rights information document (or web link to a resource page on the City's website) from the City of Olympia when a new lease is signed or renewed.

Explanation: Adopt similar language to OMC 5.82.070(F). For rental homes, [Olympia](#) requires landlords to provide tenants with a copy of a tenant rights information document prepared by the City when a new lease is execute or a lease with a tenant is renewed.

THANK YOU FOR YOUR TIME!

Survey Questions:

How supportive of the proposed City policy are you? (Check one)

☐ Do not support ☐ Somewhat supportive ☐ Very supportive

Why did you answer this way?

Is there anything you would change?

5. Zoning protections to prevent redevelopment

Proposed City policy: Revise Olympia's zoning code so that existing manufactured home communities may not be redeveloped to a different use.

Explanation: Currently, manufactured home communities may be redeveloped to a different type of residential use (such as multifamily development). This may displace existing manufactured home community residents.

Survey Questions:

How supportive of the proposed City policy are you? (Check one)

☐ Do not support ☐ Somewhat supportive ☐ Very supportive

Why did you answer this way?

Is there anything you would change?

Do you have any other ideas or suggestions that haven't been mentioned?

If you'd like to include your contact information in case staff have any questions about your responses, please include below.

Name: _____

Phone Number: _____ Email address: _____

THANK YOU FOR YOUR TIME!