From: publiccomment
To: gerchikov.alex@gmail.com
Subject: FW: Council Hearing Public Comment
Date: Wednesday, September 30, 2026 1:18:00 PM
Attachments: image001.png

Hello Alexander,

This is to confirm receipt of your comments, which have been shared with the Council and added to the record of Oct. 1.

Thank you,
Rebecca



Rebecca Messinger
Clerk to the Council
COUNTY MANAGER'S OFFICE

Phone: 564-397-4305
Email: Rebecca.Messinger@clark.wa.gov



From: Clark County <webmaster@clark.wa.gov>
Sent: Wednesday, September 30, 2026 12:18 PM
To: publiccomment <publiccomment@clark.wa.gov>
Subject: Council Hearing Public Comment

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Submitted on Wed, 09/30/2026 - 12:18 PM

Name
Alexander Gerchikov

Phone Number

3606093366

Email Address
gerchikov.alex@gmail.com

Subject
Housing Stability for 55+ Manufactured Homes

Date of Hearing
Thu, 10/01/2026

Comment

I am writing to share critical information regarding housing stability and health risks for residents at Cascade Park Estates, a 55+ manufactured home park in Clark County.

This community provides essential affordable housing for older adults who own their homes but rent the underlying land. However, rising rents, potential park sales, and the upcoming expiration of the Clark County Redevelopment moratorium in February 2027 create significant instability for these seniors, who live on fixed incomes.

Medical research highlights the severe health impacts of housing instability:

- "The hazard ratio for death among older adults experiencing housing insecurity ranges from 1.5 to 1.75, representing a 50% to 75% higher risk of mortality compared to housed peers" (JAMA, 2026).
- If homelessness occurs, mortality risk more than doubles, potentially reducing expected life expectancy by 10 to 20 years. These outcomes are driven by stress-related worsening of heart disease, diabetes, respiratory illness, depression, and cognitive decline.

Manufactured home park residents are uniquely vulnerable for several reasons:

- Many homes cannot be moved due to age or structural limitations.
- Relocation assistance rarely covers actual moving costs.
- Fixed incomes severely limit access to alternative housing.
- Pre-existing medical conditions make relocation or displacement life-threatening.

Heare is PUBLIC-HEALTH IMPACT CHART

Housing Situation Change in Mortality Health Impact Description
Risk

Stable Housing Baseline Chronic conditions manageable; lower stress.

Housing insecurity +50%-75% Worsening heart disease,diabetes,COPD, cognition

Forced Relocation / eviction +75%-100% Acute crises; hospitalizations; loss of continuity of care

Homelessness >2x (100%+ Severe decline; high mortality; loss of 19-20 years of life.

While Clark County's proposed Manufactured Home Park (MHP) Overlay Zone would reduce redevelopment pressure, it does not regulate rent or prevent park sales. Without stronger protections, these older adults face conditions associated with a dramatically increased mortality risk.

Preserving 55+ manufactured home parks is both a vital housing strategy and a critical public health intervention. [Insert call to action or concluding sentence, e.g., "I welcome the opportunity to discuss potential policy solutions to protect these residents."]

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