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**HOUSE BILL 1022**

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**State of Washington**

**69th Legislature**

**2025 Regular Session**

**By** Representatives Connors, McClintock, Low, and Barkis

Prefiled 12/09/24.

1 AN ACT Relating to creating a homes for heroes program; adding a  
2 new section to chapter 43.330 RCW; and creating new sections.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 NEW SECTION. **Sec. 1.** The legislature finds that the workforce  
5 crisis is impacting vital occupations such as firefighters, nurses,  
6 servicemembers, police officers, and mental health professionals  
7 particularly hard. These occupations are critical to the quality of  
8 life and well-being of all Washingtonians.

9 The legislature also recognizes the ongoing housing crisis that  
10 has put homeownership out of reach for many. Median home prices have  
11 been increasing dramatically over the past decade and increased by  
12 23.9 percent alone in 2020. This housing crisis is a deterrent for  
13 many health care professionals, law enforcement, social workers, and  
14 other vital providers to accept recruitment opportunities in  
15 Washington state.

16 Therefore, the legislature finds that it is necessary to provide  
17 additional down payment assistance to targeted occupations to  
18 encourage relocation to and homeownership in Washington state. It is  
19 the intent of this act to help more heroes find homes.

1        NEW SECTION.    **Sec. 2.**    A new section is added to chapter 43.330

2    RCW to read as follows:

3        (1)    The department shall contract with the housing finance  
4    commission to design, develop, implement, and evaluate a statewide  
5    pilot program to provide down payment and closing cost assistance to  
6    people who work in targeted occupations and meet income requirements.

7        (2)    By December 1, 2025, the pilot program must provide loans to  
8    income-eligible workers in targeted occupations for down payment and  
9    closing costs for the purchase of a primary residence. Loans may not  
10    exceed five percent of the first mortgage on the residence or  
11    \$25,000, whichever is less. Loans must be made available with no  
12    interest. A pilot program participant may not be required to repay  
13    the loan until the first mortgage is paid in full or the property is  
14    sold, refinanced, rented, or transferred.

15        (3)    To be eligible for a down payment and closing cost assistance  
16    loan under this section, an individual must:

17        (a)    Have a household income below 100 percent of the state median  
18    household income; and

19        (b)    Be employed in a permanent, full-time capacity as:

20        (i)    A corrections officer, peace officer, reserve officer, or  
21    tribal police officer as defined in RCW 43.101.010;

22        (ii)    A firefighter;

23        (iii)    A 911 communications officer, dispatcher, or operator;

24        (iv)    An emergency medical technician or first responder as  
25    defined in RCW 18.73.030;

26        (v)    A physician assistant as defined in RCW 18.71A.010;

27        (vi)    A registered nurse, nurse practitioner, advanced registered  
28    nurse practitioner, licensed practical nurse, or nursing technician  
29    as defined in chapter 18.79 RCW;

30        (vii)    A credentialed health care professional as described under  
31    RCW 18.130.040;

32        (viii)    A direct care worker as defined in RCW 74.39A.009;

33        (ix)    A mental health professional as defined in RCW 71.05.020;

34        (x)    A social worker as defined in RCW 18.320.010; or

35        (xi)    An owner or employee of a licensed or certified child care  
36    center, licensed or certified outdoor nature-based care, or licensed  
37    family home provider; or

38        (c)    Be a servicemember or veteran of the armed forces.

1           (4) The total amount of funding for the pilot program may not  
2 exceed \$15,000,000. No new loans may be made after June 30, 2027. All  
3 loan repayments received must be returned to the state general fund.

4           (5) By December 1, 2026, and in compliance with RCW 43.01.036,  
5 the housing finance commission shall submit a preliminary report to  
6 the appropriate committees of the legislature summarizing initial  
7 results of the program including information about the number of  
8 borrowers assisted, the average amount of the down payment  
9 assistance, and the location of the property financed. A final report  
10 of results is due to the appropriate committees of the legislature by  
11 December 1, 2027.

12           NEW SECTION.   **Sec. 3.**   This act may be known and cited as the  
13 homes for heroes act.

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