
HOUSE BILL 2918

State of Washington 65th Legislature 2018 Regular Session

By Representatives Orcutt, Johnson, Appleton, and Steele

Read first time 01/24/18. Referred to Committee on Community Development, Housing & Tribal Affairs.

1 AN ACT Relating to providing rental assistance to mobile home
2 park tenants; amending RCW 59.22.050; reenacting and amending RCW
3 59.21.010; and adding new sections to chapter 59.21 RCW.

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

5 NEW SECTION. **Sec. 1.** A new section is added to chapter 59.21
6 RCW to read as follows:

7 A mobile home/manufactured housing rental assistance program is
8 created to assist low-income tenants of mobile homes or manufactured
9 housing to maintain an affordable level of rental payments for a
10 mobile home lot. The mobile home/manufactured housing rental
11 assistance program is administered by the department under the
12 authority of RCW 59.22.050. The department may adopt administrative
13 rules to implement this program.

14 NEW SECTION. **Sec. 2.** A new section is added to chapter 59.21
15 RCW to read as follows:

16 (1) On a monthly basis, the department may give a tenant monetary
17 rental assistance, as funding allows, for the purpose of assisting
18 the tenant in the payment of rent for a mobile home lot.

19 (2) Rental assistance may not exceed the lesser of two hundred
20 dollars or fifty percent of the monthly rent for the mobile home lot.

1 NEW SECTION. **Sec. 3.** A new section is added to chapter 59.21
2 RCW to read as follows:

3 (1) A tenant may apply to the department to receive monetary
4 rental assistance. The department shall consider the following
5 factors in determining the eligibility of applicants to receive
6 monetary rental assistance, and the amount of that assistance:

7 (a) The applicant is a low-income tenant;

8 (b) The applicant is over the age of fifty-five; and

9 (c) The applicant is a tenant who has experienced a rent increase
10 that outpaces inflation, as defined by the percentage change in the
11 implicit price deflator published by the United States department of
12 commerce.

13 (2) Once a tenant is approved for monetary rental assistance, the
14 tenant is entitled to such assistance on a monthly basis for one
15 year, unless a change in circumstance occurs earlier that requires an
16 adjustment or termination of such assistance. The tenant is required
17 to notify the department of any change in circumstance, including a
18 change in household income that impacts the tenant's low-income
19 status, or a change in monthly rent for the mobile home lot. In the
20 case of change in circumstance, the department shall adjust or
21 terminate the amount of the monthly monetary rental assistance as
22 appropriate.

23 **Sec. 4.** RCW 59.21.010 and 2009 c 565 s 47 are each reenacted and
24 amended to read as follows:

25 Unless the context clearly requires otherwise, the definitions in
26 this section apply throughout this chapter.

27 (1) "Department" means the department of commerce.

28 (2) "Director" means the director of the department of commerce.

29 (3) "Fund" means the mobile home park relocation fund established
30 under RCW 59.21.050.

31 (4) "Landlord" or "park-owner" means the owner of the mobile home
32 park that is being closed at the time relocation assistance is
33 provided.

34 (5) "Low-income tenant" means an individual or household who
35 resides in the mobile home park with a combined disposable income, as
36 defined in RCW 84.36.383, of forty-five thousand dollars or less.

37 (6) "Manufactured housing" has the same meaning as in RCW
38 59.22.020.

39 (7) "Mobile home" has the same meaning as in RCW 43.22.335.

1 (8) "Mobile home lot" has the same meaning as in RCW 59.20.030.

2 (9) "Mobile home park" or "park" means real property that is
3 rented or held out for rent to others for the placement of two or
4 more mobile homes for the primary purpose of production of income,
5 except where the real property is rented or held out for rent for
6 seasonal recreational purpose only and is not intended for year-round
7 occupancy.

8 ~~((6))~~ (10) "Relocate" means to remove the mobile home from the
9 mobile home park being closed and to either reinstall it in another
10 location or to demolish it and purchase another mobile/manufactured
11 home constructed to the standards set by the department of housing
12 and urban development.

13 ~~((7))~~ (11) "Relocation assistance" means the monetary
14 assistance provided under this chapter.

15 (12) "Tenant" means a person who rents a mobile home lot for a
16 term of one month or longer and owns the mobile home on the lot.

17 **Sec. 5.** RCW 59.22.050 and 2011 c 158 s 2 are each amended to
18 read as follows:

19 In order to provide general assistance to resident organizations,
20 qualified tenant organizations, and tenants, the department shall
21 establish an office of mobile/manufactured home relocation and rental
22 assistance. This office shall:

23 (1) Subject to the availability of amounts appropriated for this
24 specific purpose, provide, either directly or through contracted
25 services, technical assistance to qualified tenant organizations as
26 defined in RCW 59.20.030 and resident organizations or persons in the
27 process of forming a resident organization pursuant to this chapter.
28 The office will keep records of its activities in this area.

29 (2) Administer the mobile home relocation assistance program
30 established in chapter 59.21 RCW, including verifying the eligibility
31 of tenants for relocation assistance.

32 (3) Administer the mobile home/manufactured housing rental
33 assistance program established in section 1 of this act, including
34 verifying the initial and continued eligibility of tenants for
35 monetary rental assistance.

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