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**HOUSE BILL 2425**

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**State of Washington**                      **68th Legislature**                      **2024 Regular Session**

**By** Representatives Rule, Reeves, Hackney, Ryu, Chapman, Wilcox, Walen, and Leavitt

Read first time 01/18/24. Referred to Committee on Housing.

1            AN ACT Relating to enacting the home affordability sustainment  
2 act, a rental support program; and adding a new chapter to Title 43  
3 RCW.

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

5            NEW SECTION.    **Sec. 1.** The legislature finds there are many more  
6 Washingtonians looking for housing at their income level than  
7 available affordable housing units following decades of housing cost  
8 increases.

9            Washington state made unprecedented strides in 2023, the year of  
10 housing, to accelerate housing production. Those efforts have already  
11 begun, but recently enacted legislation will take years before the  
12 state sees an impactful increase in the affordable housing supply.  
13 Washingtonians need solutions now.

14            NEW SECTION.    **Sec. 2.** (1) This chapter establishes a new rental  
15 support program to provide immediate financial support that will  
16 allow low-income families to rent available qualified manufactured  
17 homes and rental housing units when units at or below 30 percent of  
18 their income are not available in order to sustain affordability for  
19 Washingtonians.

1 (2) The home affordability sustainment act, a rental support  
2 program, shall be funded via 0.5 percent of Washington state sales  
3 tax incurred for new residential construction, awarded to the  
4 municipality the tax was paid from. This 0.5 percent shall be  
5 redirected from the general fund. Funding must be equitably allocated  
6 to administrators.

7 (3) Municipalities, or the legislature through appropriations,  
8 may loan administrators the projected program income for the first  
9 year of funding to allow the program to start accepting applicants by  
10 the effective date provided in section 4 of this act.

11 (4) Qualified recipients must be low-income, with priority given  
12 to persons with disabilities, historically marginalized communities,  
13 seniors, single parents, and veterans. Administrators shall  
14 additionally determine, for their municipality, net worth thresholds  
15 for qualified recipients.

16 (5) Administrators shall establish a payment standard for  
17 eligible manufactured housing and rental housing units under the  
18 program in their municipality.

19 (6) Administrators may provide rental support to any qualified  
20 recipient. Rental support must be equal to the difference between the  
21 resident rent and either the payment standard or contract rent,  
22 whichever is less.

23 (7) Rental support shall be paid directly to the housing  
24 provider.

25 NEW SECTION. **Sec. 3.** (1) Funding for the rental support program  
26 described in section 2 of this act must be administered by either the  
27 local public housing authority or a nonprofit organization at the  
28 discretion of the municipality.

29 (2) The administrator shall receive five percent of the paid out  
30 rental support to fund administration.

31 (3) Administrators must establish uniform and consistent rules to  
32 implement and administer this section, including payment standards,  
33 application, and reporting requirements.

34 (4) At initial application and at least once in every 12-month  
35 period, each resident shall provide complete and accurate information  
36 about income and composition of the household to the administrator.  
37 Administrators may require the resident to provide reliable third-  
38 party verification of all necessary information. Administrators may  
39 find any resident that fails to provide such information ineligible

1 for continued participation. Administrators shall use the information  
2 provided to annually determine whether rental support should be  
3 adjusted and whether the resident is eligible to continue in the  
4 program.

5 NEW SECTION. **Sec. 4.** (1) The rental support program described  
6 in section 2 of this act shall begin collecting sales tax July 1,  
7 2024, and must begin accepting applicants by January 1, 2025.

8 (2) If funding is available before January 1, 2025,  
9 administrators may begin accepting applicants early, provided the  
10 program has been established.

11 NEW SECTION. **Sec. 5.** The definitions in this section apply  
12 throughout this chapter unless the context clearly requires  
13 otherwise.

14 (1) "Administrator" means any public housing authority or  
15 nonprofit organization that is administering a rental support program  
16 for its local municipality.

17 (2) "Contract rent" means the total monthly rent amount specified  
18 in the lease for a contract unit occupied by a resident. "Contract  
19 rent" includes the amount of rental support and the amount of the  
20 resident's share of rent.

21 (3) "Eligible manufactured housing and rental housing" means  
22 housing that complies with applicable state and local health,  
23 housing, building, and safety codes, that is located in the state of  
24 Washington.

25 (4) "Low-income family" means an individual or family whose  
26 income does not exceed 80 percent of the area median income, adjusted  
27 for family size, for the area in which the family lives, as  
28 determined by the department of commerce.

29 (5) "Payment standard" means a range from the current fair market  
30 rent to 125 percent of the fair market rent, as determined by the  
31 administrator based on bedroom size and the housing market of the  
32 municipality.

33 (6) "Qualified recipients" means any low-income family in  
34 Washington who meets the eligibility qualifications set by the  
35 administrator or who is currently being served by a state assistance  
36 program.

37 (7) "Resident rent" means the amount of the contract rent that  
38 the resident is responsible for paying, and is equal to up to 30

1 percent of the resident's monthly income, minus an applicable utility  
2 allowance, plus the balance of the contract rent after rental  
3 support.

4 NEW SECTION. **Sec. 6.** This act may be known and cited as the  
5 home affordability sustainment act.

6 NEW SECTION. **Sec. 7.** Sections 1 through 6 of this act  
7 constitute a new chapter in Title 43 RCW.

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