

HOUSE BILL REPORT

HB 1805

As Reported by House Committee On:
Housing, Community Development & Veterans

Title: An act relating to providing rental assistance to mobile home park tenants.

Brief Description: Providing rental assistance to mobile home park tenants.

Sponsors: Representatives Orcutt and Pollet.

Brief History:

Committee Activity:

Housing, Community Development & Veterans: 2/8/19, 2/15/19 [DPS].

Brief Summary of Substitute Bill

- Creates a rental assistance program for low-income tenants who own a mobile or manufactured home and rent the land on which the home is located.

HOUSE COMMITTEE ON HOUSING, COMMUNITY DEVELOPMENT & VETERANS

Majority Report: The substitute bill be substituted therefor and the substitute bill do pass. Signed by 9 members: Representatives Ryu, Chair; Morgan, Vice Chair; Gildon, Ranking Minority Member; Barkis, Assistant Ranking Minority Member; Corry, Entenman, Frame, Leavitt and Reeves.

Staff: Serena Dolly (786-7150).

Background:

Office of Mobile and Manufactured Home Relocation Assistance.

The Office of Mobile and Manufactured Home Relocation Assistance (Office), located in the Department of Commerce (COM), provides general assistance to mobile and manufactured home resident organizations, tenant organizations, and mobile and manufactured home community owners. Among its duties, the Office provides technical assistance to tenants who are participating in the conversion of a mobile home park to resident ownership and provides financial assistance to homeowners under the Mobile Home Relocation Assistance Program when mobile home parks close.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.

Summary of Substitute Bill:

A Mobile Home/Manufactured Housing Rental Assistance Program (Program) is created within the Office. The purpose of the Program is to provide rental assistance to low-income tenants who own a mobile or manufactured home and rent the land on which the homes are located.

To qualify for rental assistance, a tenant must:

- have an annual income less than 50 percent of the median family income, adjusted for household size; and
- have experienced a rent increase that exceeds inflation.

A qualifying tenant must apply to the COM for assistance. Rental assistance is provided on a monthly basis and may not exceed the lesser of \$200 or 50 percent of the monthly rent for the lot. Once approved, the tenant may receive rental assistance for one year. A tenant must report any changes in income or monthly rent to the COM. A tenant may reapply annually.

The COM may not use funds from the Mobile Home Relocation Assistance Program for rental assistance. If \$2 million is not appropriated for rental assistance for the fiscal year ending June 30, 2020, the act is null and void.

Substitute Bill Compared to Original Bill:

The substitute bill removes the requirement that an applicant for rental assistance be over the age of 55. The substitute bill limits eligibility to applicants with a family income of less than 50 percent of county median, instead of the 80 percent requirement in the original bill.

Appropriation: The sum of \$2 million.

Fiscal Note: Not requested.

Effective Date of Substitute Bill: The bill takes effect 90 days after adjournment of the session in which the bill is passed. However, the bill is null and void unless funded in the budget.

Staff Summary of Public Testimony:

(In support) This bill is identical to the substitute bill passed from committee last year. Mobile home owners have faced huge rental increases over the past few years. These owners are sometimes on fixed incomes and have experienced 200 percent rental increases. Housing is a basic need that the government should help support. This bill targets people who are below the poverty level and provides real resources and money to real tenants.

(Opposed) None.

(Other) There are some concerns about the availability of this program to veterans and families. An unscrupulous owner may raise the rent for a tenant receiving a subsidy.

Persons Testifying: (In support) Representative Orcutt, prime sponsor; and Chester Baldwin, Manufactured Housing Communities of Washington.

(Other) Judith White, Mobile Home Owners of America and Legislative Action Team.

Persons Signed In To Testify But Not Testifying: None.