



Department of Commerce Rent assistance

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We strengthen communities



Eviction Rent Assistance - \$30 million / year

Eligibility threshold:

- At-risk of homelessness;
- Income less than 80% of area median income

Prioritization criteria:

Prioritized to those most at-risk of homelessness

Allowable expenses:

Rent, rent arrears, late fees, lot rent, landlord incentives, utilities

Estimated 6,500 households will be served

Funding source: Document recording fees

Community Behavioral Health Rent Assistance (CBRA) - \$11 million / year

Eligibility:

- Income below 50% area median income; AND
- Documented behavioral health condition; AND
- Eligible for long-term support program; AND
- Documented need for long-term housing with no other source available

Prioritization criteria:

People exiting state and community psychiatric inpatient beds

Allowable expenses:

Rent, rent arrears, deposits, landlord incentives, utilities, storage of belongings during housing search

Estimated 600 households will be served in SFY 2023-25

Funding source: General Fund - State

Apple Health and Homes Rental Assistance Program - \$11 million / year

Eligibility:

- Enrolled in a medical assistance program; AND
- Eligible for community support services; AND
- Assessed as having:
 - Behavioral health need assessed by a licensed behavioral health agency; OR
 - Assessed by DSHS as needing assistance with at least 3 Activities of Daily Living or hands-on assistance with at least one ADL
OR
- Having one of the following risk factors:
 - Homeless at time of eligibility determination or have been homeless on four separate occasions equaling 12 months.
 - History of frequent or lengthy institutional contact (jails, SUD or MH treatment facilities, hospitals, skilled nursing facilities)
 - History of frequent stays at adult residential care facilities or residential treatment facilities.

Allowable expenses: Rent, rent arrears, deposits, landlord incentives, utilities

Estimated 600 households will be served in SFY 2023-25

Funding source: Document recording fees

Landlord Mitigation Account Programs

Funded by recording fees and one-time appropriations

Landlord Damage Relief:

- Up to \$5,000 for repairs caused by subsidized tenants, up to \$1,000 for rent loss during repairs
- 2,144 approved claims – SFY 2023
- \$6.3 million – SFY 2023

Landlord Survivor Relief:

- Up to \$5,000 for damages when a tenant vacates a rental unit due to domestic violence, sexual assault, unlawful harassment or stalking
- 1 claim SFY 2023, 5 claims in SFY 2024

Landlord Mitigation Account Programs

Tenancy Preservation Program:

- Tenants and landlords may request a court allow an interest-free loan from Commerce to pay unpaid rent, late charges, and court/legal costs
- 55 approved claims SFY 2023
- \$860,861
- Program paused pending additional funding

Federal Housing Choice Vouchers – “Section 8”

Pays rent above 30% of a very low-income household’s income, paid directly to landlords, permanent

\$863 million in WA, federal fiscal year 2023

56,512 households in WA, August 2023

Funding flow: Federal Housing and Urban Development -> Local housing authorities (28)

Eligibility: Income <50% of area median income AND paying more than 30% of income for rent. Local housing authorities can in some cases change eligibility criteria

Only 1 out of every 4 eligible households served due to lack of funding

Special purpose vouchers (22%) for: Veterans (VASH), people with disabilities, family reunification, etc.

Thank you for your time



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