

Chapter 365-175 WAC
RULES FOR LOW-INCOME HOME REHABILITATION GRANT PROGRAM

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WAC

365-175-010	Authority.
365-175-020	Purpose.
365-175-030	Definitions.
365-175-040	What agencies are eligible to use funds from the low-income home rehabilitation grant program?
365-175-050	How do authorized rehabilitation agencies receive funds from the low-income home rehabilitation grant fund?
365-175-060	What clients are eligible to receive program loans from the low-income home rehabilitation grant program?
365-175-070	What criteria must a program grant meet?

WAC 365-175-010 Authority. These rules implement RCW 43.330.480 through 43.330.488 and are adopted under the authority in RCW 43.330.483.

[Statutory Authority: RCW 43.330.483. WSR 24-10-007, § 365-175-010, filed 4/18/24, effective 5/19/24. Statutory Authority: RCW 43.330.482. WSR 18-17-140, § 365-175-010, filed 8/21/18, effective 9/21/18.]

WAC 365-175-020 Purpose. To set forth the conditions and procedures for how funds for the low-income home rehabilitation grant program will be administered and used to serve low-income clients living in rural areas.

[Statutory Authority: RCW 43.330.483. WSR 24-10-007, § 365-175-020, filed 4/18/24, effective 5/19/24. Statutory Authority: RCW 43.330.482. WSR 18-17-140, § 365-175-020, filed 8/21/18, effective 9/21/18.]

WAC 365-175-030 Definitions. "Commerce" means the Washington state department of commerce.

"Home" means a single-family residential structure.

"Home rehabilitation" means residential repairs and improvements that address health, safety, and durability issues in existing housing in rural areas.

"Homeowner" means a person who owns and resides permanently in the home the person occupies.

"Low-income" means persons or households with income at or below 200 percent of the federal poverty level as determined annually by the federal Department of Health and Human Services, 80 percent of the area median income for the county in which the home receiving rehabilitation is located, or 60 percent of the state median income, whichever is greater, and as adjusted for household size.

"Rehabilitation agency" means any approved department grantee, tribal nation, or any public service company, municipality, public utility district, mutual or cooperative, or other entity that bears the responsibility for rehabilitating residences under this chapter and has been approved by the department.

"Rural areas" means areas of Washington state defined as nonentitlement areas by the United States Department of Housing and Urban Development.

[Statutory Authority: RCW 43.330.483. WSR 24-10-007, § 365-175-030, filed 4/18/24, effective 5/19/24. Statutory Authority: RCW 43.330.482. WSR 18-17-140, § 365-175-030, filed 8/21/18, effective 9/21/18.]

WAC 365-175-040 What agencies are eligible to use funds from the low-income home rehabilitation grant program? A local agency must apply to and receive approval from commerce to become an authorized rehabilitation agency. The application must show that the agency is eligible to participate and must show that the agency has established procedures to administer the program in compliance with the statute and these rules. Commerce will give preference to local agencies delivering programs and services with similar eligibility criteria. Authorized rehabilitation agencies must comply with reporting requirements established in grant agreements and must adopt operating procedures that are subject to approval by commerce.

[Statutory Authority: RCW 43.330.483. WSR 24-10-007, § 365-175-040, filed 4/18/24, effective 5/19/24. Statutory Authority: RCW 43.330.482. WSR 18-17-140, § 365-175-040, filed 8/21/18, effective 9/21/18.]

WAC 365-175-050 How do authorized rehabilitation agencies receive funds from the low-income home rehabilitation grant fund? (1) Commerce will initially allocate funds to authorized rehabilitation agencies using a formula developed for the low-income rural rehabilitation grant fund. Initial funding levels may be adjusted based on the capacity and capability of each rehabilitation agency as determined through the application process.

(2) Commerce may reallocate funds to other authorized rehabilitation agencies if doing so will better achieve the objectives of the program.

(3) Authorized rehabilitation agencies will receive a grant for funds each biennium funding is available. Funding is subject to a grant agreement between commerce and the authorized rehabilitation agency.

(4) Authorized rehabilitation agencies must report to commerce quarterly or in line with reporting for federal weatherization grants. Commerce will provide reporting instructions to authorized rehabilitation agencies. Timely reporting will be considered when determining future funding opportunities.

[Statutory Authority: RCW 43.330.483. WSR 24-10-007, § 365-175-050, filed 4/18/24, effective 5/19/24. Statutory Authority: RCW 43.330.482. WSR 18-17-140, § 365-175-050, filed 8/21/18, effective 9/21/18.]

WAC 365-175-060 What clients are eligible to receive program loans from the low-income home rehabilitation grant program? (1) An authorized rehabilitation agency may provide a program grant to a person only if the agency determines that all of these eligibility criteria are met:

(a) The person owns and occupies the home that will receive the rehabilitation services.

(b) The income of the person is at or below 200 percent of the federal poverty level as determined annually by the federal Department

of Health and Human Services, 80 percent of the area median income for the county in which the home receiving rehabilitation is located, or 60 percent of the state median income, whichever is greater, and as adjusted for household size.

(c) The property is located in a rural area.

(2) An authorized rehabilitation agency must give priority to rehabilitation applications from persons who are senior citizens, persons with disabilities, families with children five years old and younger, and veterans.

[Statutory Authority: RCW 43.330.483. WSR 24-10-007, § 365-175-060, filed 4/18/24, effective 5/19/24. Statutory Authority: RCW 43.330.482. WSR 18-17-140, § 365-175-060, filed 8/21/18, effective 9/21/18.]

WAC 365-175-070 What criteria must a program grant meet? (1)

The cost of the home rehabilitation must be the lesser of:

(a) Eighty percent of the assessed or appraised value of the property post rehabilitation, whichever is greater;

(b) Fifty thousand dollars.

(2) The maximum amount that may be granted under this program may not exceed the cost of the home rehabilitation as provided in subsection (1) of this section.

[Statutory Authority: RCW 43.330.483. WSR 24-10-007, § 365-175-070, filed 4/18/24, effective 5/19/24. Statutory Authority: RCW 43.330.482. WSR 18-17-140, § 365-175-070, filed 8/21/18, effective 9/21/18.]