HOUSE BILL 1633

State of Washington   **64th Legislature**   **2015 Regular Session**

By Representatives Zeiger, Jinkins, Young, Fey, Appleton, Hargrove, Sawyer, Walsh, Stanford, Johnson, Riccelli, Kochmar, Muri, Pollet, Kagi, and Wylie

Read first time 01/23/15. Referred to Committee on Capital Budget.

1   AN ACT Relating to giving preferences to housing trust fund
2 projects that involve collaboration between local school districts
3 and housing authorities or nonprofit housing providers to help
4 children of low-income families succeed in school; amending RCW
5 43.185.070 and 43.185.070; providing an effective date; and providing
6 an expiration date.

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

8   **Sec. 1.** RCW 43.185.070 and 2013 c 145 s 3 are each amended to
9 read as follows:
10   (1) During each calendar year in which funds from the housing
11 trust fund or other legislative appropriations are available for use
12 by the department for the housing assistance program, the department
13 must announce to all known interested parties, and through major
14 media throughout the state, a grant and loan application period of at
15 least ninety days' duration. This announcement must be made as often
16 as the director deems appropriate for proper utilization of
17 resources. The department must then promptly grant as many
18 applications as will utilize available funds less appropriate
19 administrative costs of the department as provided in RCW 43.185.050.
20   (2) In awarding funds under this chapter, the department must:

1   (a) Provide for a geographic distribution on a statewide basis;
2 and

3   (b) Until June 30, 2013, consider the total cost and per-unit
4 cost of each project for which an application is submitted for
5 funding under RCW 43.185.050(2) (a) and (j), as compared to similar
6 housing projects constructed or renovated within the same geographic
7 area.

8   (3) The department, with advice and input from the affordable
9 housing advisory board established in RCW 43.185B.020, or a
10 subcommittee of the affordable housing advisory board, must report
11 recommendations for awarding funds in a cost-effective manner. The
12 report must include an implementation plan, timeline, and any other
13 items the department identifies as important to consider to the
14 legislature by December 1, 2012.

15   (4) The department must give first priority to applications for
16 projects and activities which utilize existing privately owned
17 housing stock including privately owned housing stock purchased by
18 nonprofit public development authorities and public housing
19 authorities as created in chapter 35.82 RCW. As used in this
20 subsection, privately owned housing stock includes housing that is
21 acquired by a federal agency through a default on the mortgage by the
22 private owner. Such projects and activities must be evaluated under
23 subsection (5) of this section. Second priority must be given to
24 activities and projects which utilize existing publicly owned housing
25 stock. All projects and activities must be evaluated by some or all
26 of the criteria under subsection (5) of this section, and similar
27 projects and activities shall be evaluated under the same criteria.

28   (5) The department must give preference for applications based on
29 some or all of the criteria under this subsection, and similar
30 projects and activities must be evaluated under the same criteria:

31   (a) The degree of leveraging of other funds that will occur;

32   (b) The degree of commitment from programs to provide necessary
33 habilitation and support services for projects focusing on special
34 needs populations;

35   (c) Recipient contributions to total project costs, including
36 allied contributions from other sources such as professional, craft
37 and trade services, and lender interest rate subsidies;

38   (d) Local government project contributions in the form of
39 infrastructure improvements, and others;

1   (e) Projects that encourage ownership, management, and other
2   project-related responsibility opportunities;
3   (f) Projects that demonstrate a strong probability of serving the
4   original target group or income level for a period of at least
5   twenty-five years;
6   (g) The applicant has the demonstrated ability, stability and
7   resources to implement the project;
8   (h) Projects which demonstrate serving the greatest need;
9   (i) Projects that provide housing for persons and families with
10 the lowest incomes;
11   (j) Projects serving special needs populations which are under
12 statutory mandate to develop community housing;
13   (k) Project location and access to employment centers in the
14 region or area;
15   (l) Projects that provide employment and training opportunities
16 for disadvantaged youth under a youthbuild or youthbuild-type program
17 as defined in RCW 50.72.020; ((and))
18   (m) Project location and access to available public
19 transportation services; and
20   (n) Projects involving collaborative partnerships between local
21 school districts and either public housing authorities or nonprofit
22 housing providers, that help children of low-income families succeed
23 in school.
24   (6) The department may only approve applications for projects for
25 persons with mental illness that are consistent with a regional
26 support network six-year capital and operating plan.

27   **Sec. 2.** RCW 43.185.070 and 2014 c 225 s 62 are each amended to
28 read as follows:
29   (1) During each calendar year in which funds from the housing
30 trust fund or other legislative appropriations are available for use
31 by the department for the housing assistance program, the department
32 must announce to all known interested parties, and through major
33 media throughout the state, a grant and loan application period of at
34 least ninety days' duration. This announcement must be made as often
35 as the director deems appropriate for proper utilization of
36 resources. The department must then promptly grant as many
37 applications as will utilize available funds less appropriate
38 administrative costs of the department as provided in RCW 43.185.050.
39   (2) In awarding funds under this chapter, the department must:

1   (a) Provide for a geographic distribution on a statewide basis;
2 and

3   (b) Until June 30, 2013, consider the total cost and per-unit
4 cost of each project for which an application is submitted for
5 funding under RCW 43.185.050(2) (a) and (j), as compared to similar
6 housing projects constructed or renovated within the same geographic
7 area.

8   (3) The department, with advice and input from the affordable
9 housing advisory board established in RCW 43.185B.020, or a
10 subcommittee of the affordable housing advisory board, must report
11 recommendations for awarding funds in a cost-effective manner. The
12 report must include an implementation plan, timeline, and any other
13 items the department identifies as important to consider to the
14 legislature by December 1, 2012.

15   (4) The department must give first priority to applications for
16 projects and activities which utilize existing privately owned
17 housing stock including privately owned housing stock purchased by
18 nonprofit public development authorities and public housing
19 authorities as created in chapter 35.82 RCW. As used in this
20 subsection, privately owned housing stock includes housing that is
21 acquired by a federal agency through a default on the mortgage by the
22 private owner. Such projects and activities must be evaluated under
23 subsection (5) of this section. Second priority must be given to
24 activities and projects which utilize existing publicly owned housing
25 stock. All projects and activities must be evaluated by some or all
26 of the criteria under subsection (5) of this section, and similar
27 projects and activities shall be evaluated under the same criteria.

28   (5) The department must give preference for applications based on
29 some or all of the criteria under this subsection, and similar
30 projects and activities must be evaluated under the same criteria:

31   (a) The degree of leveraging of other funds that will occur;

32   (b) The degree of commitment from programs to provide necessary
33 habilitation and support services for projects focusing on special
34 needs populations;

35   (c) Recipient contributions to total project costs, including
36 allied contributions from other sources such as professional, craft
37 and trade services, and lender interest rate subsidies;

38   (d) Local government project contributions in the form of
39 infrastructure improvements, and others;

1   (e) Projects that encourage ownership, management, and other
2 project-related responsibility opportunities;
3   (f) Projects that demonstrate a strong probability of serving the
4 original target group or income level for a period of at least
5 twenty-five years;
6   (g) The applicant has the demonstrated ability, stability and
7 resources to implement the project;
8   (h) Projects which demonstrate serving the greatest need;
9   (i) Projects that provide housing for persons and families with
10 the lowest incomes;
11   (j) Projects serving special needs populations which are under
12 statutory mandate to develop community housing;
13   (k) Project location and access to employment centers in the
14 region or area;
15   (l) Projects that provide employment and training opportunities
16 for disadvantaged youth under a youthbuild or youthbuild-type program
17 as defined in RCW 50.72.020; ((and))
18   (m) Project location and access to available public
19 transportation services; and
20   (n) Projects involving collaborative partnerships between local
21 school districts and either public housing authorities or nonprofit
22 housing providers, that help children of low-income families succeed
23 in school.
24   (6) The department may only approve applications for projects for
25 persons with mental illness that are consistent with a behavioral
26 health organization six-year capital and operating plan.

27   NEW SECTION. **Sec. 3.** Section 1 of this act expires April 1,
28 2016.

29   NEW SECTION. **Sec. 4.** Section 2 of this act takes effect April
30 1, 2016.

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