
HOUSE BILL 1963

State of Washington

61st Legislature

2009 Regular Session

By Representative Miloscia

Read first time 02/04/09. Referred to Committee on Local Government & Housing.

1 AN ACT Relating to housing self-sufficiency income standards;
2 amending RCW 36.22.179; adding new sections to chapter 43.185C RCW; and
3 creating a new section.

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

5 NEW SECTION. **Sec. 1.** (1) The legislature finds that due to the
6 number of jobs that pay wages that are inadequate to enable individuals
7 and families to afford suitable housing in their community, many
8 Washington state households are often forced to either choose
9 substandard or overcrowded housing or risk falling into homelessness.
10 The legislature finds that access to appropriate housing is critical to
11 the health and well-being of Washington's residents as well as to the
12 state's overall economic and social health stability. The legislature
13 furthermore finds that jobs in Washington state should pay wages that
14 enable households to afford decent housing and therefore be housing
15 self-sufficient.

16 (2) The legislature establishes a goal to increase the percentage
17 of households who are ultimately able to obtain and retain housing
18 without government subsidies or other public support by increasing the

1 percentage of jobs that pay wages that meet or exceed housing self-
2 sufficiency income standards as determined by the department of
3 community, trade, and economic development under section 2 of this act.

4 NEW SECTION. **Sec. 2.** A new section is added to chapter 43.185C
5 RCW to read as follows:

6 The department shall establish two housing self-sufficiency income
7 standards based upon the cost of housing, which includes mortgage or
8 rent payments and other associated housing expenses, such as utilities
9 other than telephone, for each county in the state. The housing self-
10 sufficiency income standards must also consider other basic household
11 living expenses, such as transportation, food, and health care. The
12 housing self-sufficiency income standards must be based upon the costs
13 needed to support: (1) One adult individual; and (2) two adult
14 individuals and one preschool-aged child and one school-aged child.
15 These income standards must be translated into an equivalent hourly
16 wage rate assuming one full-year, full-time earner for the self-
17 sufficiency income standards for each county. By December 31, 2009,
18 the department shall deliver to the appropriate committees of the
19 legislature the housing self-sufficiency income standards and a report
20 that details the number and percentage of individuals statewide and in
21 each county who earn less than the housing self-sufficiency income
22 standards, as well as the number and percentage of individuals
23 statewide and in each county who earn an amount equivalent to or more
24 than the housing self-sufficiency income standards.

25 NEW SECTION. **Sec. 3.** A new section is added to chapter 43.185C
26 RCW to read as follows:

27 All eligible organizations receiving financing, including grants,
28 loans, or other financing support, to conduct affordable housing
29 activities from state housing-related funding sources, including the
30 Washington housing trust fund and housing or homeless-related
31 surcharges, including those in chapter 36.22 RCW, or from the
32 Washington state housing finance commission shall, as a condition of
33 the financing award, agree to pay all employees and contractors wages
34 of an amount equivalent to or greater than the housing self-sufficiency
35 income standards for their county. Such wages must be paid to these
36 employees and contractors beginning before or upon the receipt of the

1 financing for a period of no less than one year following the
2 completion of the affordable housing activity or until the termination
3 of employment or contract.

4 **Sec. 4.** RCW 36.22.179 and 2007 c 427 s 4 are each amended to read
5 as follows:

6 (1) In addition to the surcharge authorized in RCW 36.22.178, and
7 except as provided in subsection (2) of this section, an additional
8 surcharge of ten dollars shall be charged by the county auditor for
9 each document recorded, which will be in addition to any other charge
10 allowed by law. The funds collected pursuant to this section are to be
11 distributed and used as follows:

12 (a) The auditor shall retain two percent for collection of the fee,
13 and of the remainder shall remit sixty percent to the county to be
14 deposited into a fund that must be used by the county and its cities
15 and towns to accomplish the purposes of (~~this~~) chapter 484, Laws of
16 2005, six percent of which may be used by the county for administrative
17 costs related to its homeless housing plan, and the remainder for
18 programs which directly accomplish the goals of the county's local
19 homeless housing plan, except that for each city in the county which
20 elects as authorized in RCW 43.185C.080 to operate its own local
21 homeless housing program, a percentage of the surcharge assessed under
22 this section equal to the percentage of the city's local portion of the
23 real estate excise tax collected by the county shall be transmitted at
24 least quarterly to the city treasurer, without any deduction for county
25 administrative costs, for use by the city for program costs which
26 directly contribute to the goals of the city's local homeless housing
27 plan; of the funds received by the city, it may use six percent for
28 administrative costs for its homeless housing program.

29 (b) The auditor shall remit the remaining funds to the state
30 treasurer for deposit in the home security fund account. The
31 department may use twelve and one-half percent of this amount for
32 administration of the program established in RCW 43.185C.020, including
33 the costs of creating the statewide homeless housing strategic plan,
34 measuring performance, providing technical assistance to local
35 governments, (~~and~~) managing the homeless housing grant program, and
36 establishing and maintaining the housing self-sufficiency income

1 standards under section 2 of this act. The remaining eighty-seven and
2 one-half percent is to be used by the department to:

3 (i) Provide housing and shelter for homeless people including, but
4 not limited to: Grants to operate, repair, and staff shelters; grants
5 to operate transitional housing; partial payments for rental
6 assistance; consolidated emergency assistance; overnight youth
7 shelters; and emergency shelter assistance; and

8 (ii) Fund the homeless housing grant program.

9 (2) The surcharge imposed in this section does not apply to
10 assignments or substitutions of previously recorded deeds of trust.

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