

---

## Local Government & Housing Committee

---

### HB 2906

**Brief Description:** Authorizing bonds for the housing trust fund program.

**Sponsors:** Representatives Miloscia, Nelson, White, Williams and Ormsby.

#### Brief Summary of Bill

- Authorizes the State Finance Committee to issue \$100,340,000 in general obligation bonds for the purpose of providing funds for the Housing Trust Fund at the Department of Commerce.
- Specifies that revenues to retire the principal and interest obligations of the bonds are to be generated through a \$62 surcharge on each assignment or substitution of a previously recorded deed of trust that is recorded with a county auditor.
- Makes numerous changes to the state's five-year housing advisory plan and re-establishes it as a state affordable housing for all plan.

**Hearing Date:** 1/27/10

**Staff:** Ethan Moreno (786-7386).

#### **Background:**

##### Housing Trust Fund.

The Department of Commerce (DOC) administers the Housing Assistance Program and the Affordable Housing Program. Both of these programs, commonly referred to as the Housing Trust Fund (HTF), provide loan and grant moneys to eligible organizations to provide housing for low-income and special needs populations. The HTF is available to fund acquisition, new construction, and rehabilitation of low-income housing units. The HTF is funded with moneys mostly from HTF loan repayments, real estate excise taxes, unclaimed interest earned on escrow accounts, and bond appropriations provided in the state's capital budget.

##### Bond Issuance, Debt Limitations.

---

*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.*

Washington issues general obligation bonds to finance projects authorized in the capital and transportation budgets. General obligation bonds pledge the full faith and credit and taxing power of the state towards payment of debt service. Bond authorization legislation generally specifies the account or accounts into which bond sale proceeds are deposited, as well as the source of debt service payments. When debt service payments are due, the State Treasurer withdraws the amounts necessary to make the payments from a fund identified for debt service and/or the State General Fund and deposits the moneys into bond retirement funds.

The State Finance Committee, composed of the Governor, the Lieutenant Governor, and the State Treasurer, is responsible for the issuance of all state bonds.

The amount of state general obligation debt that may be incurred is limited by constitutional and statutory restrictions. Debt service is limited to 9 percent of the average amount of general state revenues collected over the previous three years.

#### County Auditors - Document Recording Surcharges.

County auditors, in addition to other duties, are charged with recording deeds and other written instruments that are required to be filed and recorded in and for the county for which he or she is elected. In addition to the general recording fee of five dollars that is established by statute, county auditors are obligated to impose numerous surcharges, each for a specific purpose or program, upon each recorded instrument. Examples of the surcharges include the following:

- five dollars for historical preservation or programs;
- ten dollars for providing shelter and housing through an affordable housing for all account;
- thirty dollars for local homeless housing and assistance; and
- two dollars for the Washington State Heritage Center.

#### Washington Housing Policy Act, Five-Year Housing Advisory Plan.

Established in 1993, the Washington Housing Policy Act (Housing Act) establishes a state goal of coordinating, encouraging, and directing public and private sectors efforts in the attainment of a decent home in a healthy and safe environment for every resident of the state.

In furtherance of this goal, the Legislature directed the DOC, in consultation with an affordable housing advisory board created in the Housing Act, to prepare and periodically amend a five-year housing advisory plan. The stated purposes of the plan are to:

- document the need for affordable housing and the extent to which that need is being met through public and private sector programs;
- facilitate planning to meet the affordable housing needs of the state; and
- enable the development of sound strategies and programs for affordable housing.

The information in the five-year housing advisory plan must include delineated elements, including:

- an assessment of the state's housing market trends;
- an assessment of the housing needs for all economic segments of the state and special needs populations;

- an inventory of the supply and geographic distribution of affordable housing units made available through public and private sector programs; and
- specific recommendations, policies, or proposals for meeting the affordable housing needs of the state.

The initial five-year housing advisory plan was due to the Legislature on or before February 1, 1994, and subsequent plans were to be submitted every five years thereafter.

The DOC is required to submit an annual progress report to the Legislature that details the extent to which the state's affordable housing needs were met during the preceding year. This report must also include and recommendations for meeting those needs.

### **Summary of Bill:**

#### Housing Trust Fund Bonds.

The State Finance Committee (SFC) is authorized to issue \$100,340,000, or as much thereof as may be required, in general obligation bonds (bonds) for the purpose of providing funds for the Housing Trust Fund (HTF) at the Department of Commerce (DOC). The funds are to be used to finance authorized projects and associated incidental costs. The bonds may be sold a price determined by the SFC, but the bonds may not be sold without prior legislative appropriation of the net proceeds from the sale. Proceeds from the sale of the bonds must be deposited in the Washington State Housing Bond Account (Bond Account) created in the state treasury. The proceeds are to be administered by the Office of Financial Management, subject to legislative appropriation.

Additional provisions governing the sale of the bonds and the use of the proceeds are specified. For example, the SFC is authorized to issue the bonds as taxable bonds if doing so is deemed necessary to comply with requirements of the federal Internal Revenue Service. If revenues in excess of what are certified as needed by the SFC to meet annual bond retirement and interest obligations are realized, the excess revenue must be used for the early retirement of the bonds. Additionally, the Legislature is authorized to provide additional means for raising moneys for the payment of principal and interest obligations for the bonds.

#### County Auditors - Document Recording Surcharge.

Revenues to retire the principal and interest obligations of the bonds are generated through a \$62 surcharge on each assignment or substitution of a previously recorded deed of trust that is recorded with a county auditor. These funds must be transmitted monthly to the State Treasurer who must deposit them in HTF. The DOC is obligated to use these funds solely for the payment of principal and interest obligations for the bonds.

#### Appropriation.

The sum of \$100,000,000, or as much thereof as may be necessary, is appropriated for the biennium ending June 30, 2011, from the Bond Account to the DOC for implementing the provisions of the legislation. Of this total sum, up to \$10,000,000 is for the workforce housing program established in HB 2753 (2010), and up to \$750,000 is for the DOC to develop a long-term state affordable housing strategy, based on a 10-year plan to end homelessness and the State Affordable Housing for All Plan.

### The State Affordable Housing for All Plan.

Numerous changes pertaining to the state's five-year housing advisory plan, including the renaming of the plan, are specified.

The DOC, in consultation with the Affordable Housing Advisory Board, must prepare and periodically amend a State Affordable Housing for All Plan (State Plan). The State Plan must incorporate strategies, objectives, goals, and performance measures, including those required for an existing state homeless housing strategic plan (strategic plan). The State Plan may be combined with the strategic plan if the requirements of both plans are met.

The State Plan has specific purposes delineated, including:

- documenting the need for affordable housing in the state, and the extent to which that need is being met through public and private sector programs;
- establishing, evaluating, and reporting upon interim goals and timelines that are determined by the DOC and by which the state and counties may be measured;
- evaluating and reporting upon all counties' use of the affordable housing for all program surcharge funds and all other sources directed to the counties' affordable housing for all programs; and
- reporting upon how HTF awards within the previous five-year period are consistent with the State Plan and have contributed to its goal.

The information in the State Plan must include numerous elements, including:

- an assessment of the housing needs for economic segments of the state by low-income, very low-income, and extremely low-income households and special needs populations, including a report on the number and percentage of additional affordable rental housing units that are needed statewide and in each county to house persons in the specified economic segments;
- a summary of the activities of all state housing programs, as well as all housing programs operated by or coordinated by city and county governments, including local housing-related levy initiatives, housing-related tax exemption programs, and federally funded programs operated or coordinated by the state or local governments;
- an analysis, statewide and within each county and major city, of the primary contributors to the cost of housing and an outline of potential strategies to keep the increasing cost of housing below the relative rise in wages; and
- a report of any differences in the rates of inflation between median house prices, median rent for a two-bedroom apartment, and median family income for low-income, very low-income, and extremely low-income households.

The State Plan must be submitted to the appropriate committees of the Legislature on or before December 31, 2010. Updated State Plans must be submitted to the Legislature every five years, beginning December 31, 2015.

Regarding State Plan administration, the DOC is authorized to revise the performance measures and goals of the State Plan and to set goals for years following December 31, 2020, based on changes to the general population and in the housing market.

**Appropriation:** The sum of \$100,000,000 from the Washington Housing Bond Account to the Department of Commerce.

**Fiscal Note:** Requested January 22, 2010.

**Effective Date:** The bill takes effect 90 days after adjournment of the session in which the bill is passed.