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HOUSE BILL 1995

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State of Washington

65th Legislature

2017 Regular Session

By Representatives Pettigrew, Macri, and Santos

Read first time 02/06/17. Referred to Committee on Community Development, Housing & Tribal Affairs.

1 AN ACT Relating to the rehabilitation of historic buildings;  
2 adding new sections to chapter 43.330 RCW; adding a new section to  
3 2017 c ... (HB 1075)(uncodified); creating a new section; making an  
4 appropriation; and providing an expiration date.

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

6 NEW SECTION. **Sec. 1.** A new section is added to chapter 43.330  
7 RCW to read as follows:

8 (1) The historic building rehabilitation financing pilot program  
9 is established in the department. The department must choose a  
10 municipality within which to implement the pilot program. The  
11 selection of the municipality must be criteria that evaluates the  
12 need for historic building rehabilitation and the potential for  
13 achieving the state's goals to support the public interest in  
14 preserving the state's historical heritage, protect public safety and  
15 health in and around historic buildings during and after a natural  
16 disaster, and contribute to the economic stability of Washington  
17 communities by keeping historic buildings functional and economically  
18 viable.

19 (2)(a) The pilot program must make available gap financing to  
20 private building owners within the selected municipality for historic  
21 building rehabilitation projects that otherwise could not be

1 completed due to the financial circumstances of their owners.  
2 Financing may be provided for rehabilitation work that makes a  
3 building safe and secure, such as fire sprinkler systems and  
4 reinforcing walls. Financing may also be provided for rehabilitation  
5 work that is required to make space habitable and in compliance with  
6 code requirements.

7 (b) The department must issue a competitive request for  
8 qualifications and quotations and select a certified nonprofit  
9 community development financial institution to implement the pilot  
10 program within the selected municipality. The department and the  
11 certified nonprofit community development financial institution must  
12 enter into a contract and jointly develop a project solicitation,  
13 evaluation, and selection process.

14 (3)(a) To be eligible for financing, a historic building must  
15 either:

16 (i) Be eligible for listing, or already listed, on the United  
17 States department of the interior's national register of historic  
18 places, or be designated as a landmark by the city of Seattle  
19 landmarks preservation board or similar organizations in other  
20 jurisdictions; or

21 (ii) Be at least fifty years old, retain authentic, distinctive  
22 physical characteristics from its historic period of construction,  
23 and, through rehabilitation, be expected to contribute to the  
24 economic vitality of the surrounding area.

25 (b) Projects must be evaluated on criteria including but not  
26 limited to the following:

27 (i) Whether the project meets at least one of the public purposes  
28 stated in subsection (1) of this section;

29 (ii) The extent to which the project has leveraged funding from  
30 public and private lenders and applicable tax credits;

31 (iii) The extent to which the building owner has committed cash  
32 and in-kind resources to the project; and

33 (iv) The extent to which the project will address the need for  
34 seismic retrofitting or other protection from a natural disaster.

35 (4) The department and the selected certified nonprofit community  
36 development financial institution must consult with the state  
37 department of archaeology and historic preservation to determine  
38 which proposed projects involve historically significant buildings  
39 and whether the rehabilitation plans for those buildings are

1 consistent with the United States department of the interior's  
2 standards for rehabilitation.

3 (5)(a) Financing must be in the form of low-interest rate loans  
4 to building owners. Forgivable interest loans or grants may be  
5 allowed under certain circumstances, as determined by the department.  
6 Loan repayments must be deposited into the historic building  
7 rehabilitation revolving loan fund created in section 2 of this act,  
8 to be available as financing for future projects.

9 (b) The selected certified nonprofit community development  
10 financial institution must work with other public and private lenders  
11 to underwrite financing packages that leverage additional funding  
12 resources and applicable tax credits.

13 (c) At least five percent of the total project cost must be  
14 contributed by the building owner in cash.

15 (6) The department must conduct due diligence activities  
16 associated with the use of public funds, including oversight of the  
17 project selection process and project monitoring.

18 NEW SECTION. **Sec. 2.** A new section is added to chapter 43.330  
19 RCW to read as follows:

20 The historic building rehabilitation revolving loan fund is  
21 created in the state treasury. All receipts from the repayment of  
22 historic building rehabilitation loans must be deposited into the  
23 account. Moneys in the account may be spent only after appropriation.  
24 Expenditures from the account may be used only for loans to historic  
25 building rehabilitation projects as provided for in section 1 of this  
26 act.

27 NEW SECTION. **Sec. 3.** By December 1, 2018, the department of  
28 commerce must submit a report to the appropriate legislative  
29 committees that evaluates whether the pilot program was successful in  
30 achieving the legislative goals set out for the pilot program. The  
31 report should include the number of buildings rehabilitated through  
32 the pilot program, and an estimate of additional historic buildings  
33 within the municipality in need of rehabilitation. The report should  
34 make recommendations on the opportunity and potential for expanding  
35 the pilot program to other municipalities or statewide.

36 NEW SECTION. **Sec. 4.** This act expires June 30, 2019.

1        NEW SECTION.    **Sec. 5.**    A new section is added to 2017 c ... (HB  
2 1075) (uncodified) to read as follows:

3    **FOR THE DEPARTMENT OF COMMERCE**

4        Historic Building Rehabilitation Financing Program

5    Appropriation:

6	State Taxable Building Construction Account—State. . .	\$10,000,000
7	Prior Biennia (Expenditures). . . . .	\$0
8	Future Biennia (Projected Costs). . . . .	\$0
9	TOTAL. . . . .	\$10,000,000

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