
SENATE CONCURRENT RESOLUTION 8429

State of Washington 56th Legislature 2000 1st Special Session

By Senator Prentice

Read first time 03/10/2000. Referred to Committee on Commerce, Trade, Housing & Financial Institutions.

1 WHEREAS, A significant number of low-income housing units were
2 created in the State of Washington as a result of the enactment of
3 Section 8 of the Federal Housing and Urban Development Act of 1974; and
4 WHEREAS, As of October 1999, there were 18,887 housing units of
5 project-based, Section 8 housing state-wide and 7075 units of housing
6 assisted by the U.S. Department of Agriculture; and
7 WHEREAS, Since 1996, owners of 1,438 housing units have
8 discontinued their Section 8 contracts, resulting in the permanent loss
9 of federal subsidies for those units; and
10 WHEREAS, As of January 13, 2000, owners of 13 Section 8 Housing
11 Projects with 727 units of very low-income housing in the counties of
12 Spokane, Jefferson, Mason, Yakima, King, Island, and Pierce Counties
13 have issued notices to opt out of the program; and
14 WHEREAS, A significant number of additional Section 8 housing units
15 and other federally assisted housing units could be at risk of loss as
16 low-income housing due to the expiration, termination, or prepayment of
17 federal contracts on these units, including low-income housing units
18 developed under the federal Low-Income Housing Tax Credit program,
19 3,687 of which have use restrictions that will expire between 2001 and
20 2005, and 7,075 low-income housing units developed under the U.S.
21 Department of Agriculture in rural areas in the state; and

1 WHEREAS, The Department of Community, Trade, and Economic
2 Development has provided funding for nonprofit purchases of 15
3 federally assisted housing projects serving 911 households, thus
4 preserving these units as low-income housing for the long term; and

5 WHEREAS, Significant and additional resources from the federal,
6 state, and local governments are needed to preserve the remaining units
7 at risk; and

8 WHEREAS, The Department of Community, Trade, and Economic
9 Development has also provided a limited amount of technical assistance
10 funding for tracking at-risk properties and conducting feasibility
11 studies for nonprofit purchases; and

12 WHEREAS, The Washington Low-Income Housing Network has completed
13 studies that detail the scope of the potential loss of federally
14 assisted housing units in the state; and

15 WHEREAS, The Affordable Housing Advisory Board and the Section 8
16 Local Response Project have developed potential strategies for
17 preserving federally assisted housing that have not been formally
18 presented to the Legislature; and

19 WHEREAS, The Department of Community, Trade, and Economic
20 Development, or its successor agency, in cooperation with the
21 Washington State Housing Finance Commission, local governments,
22 nonprofit housing providers, tenant groups, owners and managers of such
23 housing, and others, is in the best position to develop a proposal that
24 identifies the specific state strategies that should be implemented to
25 prevent the permanent loss of a significant number of Section 8 and
26 other federally assisted low-income housing units;

27 NOW, THEREFORE, BE IT RESOLVED, That the Senate of the state of
28 Washington, the House of Representatives concurring, direct the
29 Department of Community, Trade, and Economic Development, or its
30 successor agency, work in cooperation with the Washington State Housing
31 Finance Commission, local governments, public housing authorities, the
32 Affordable Housing Advisory Board, nonprofit housing providers, tenant
33 groups, and owners and managers of federally assisted housing to
34 develop and recommend state strategies that should be implemented to
35 preserve the existing stock of federally assisted low-income housing in
36 this state. For the purposes of this resolution, "federally assisted
37 low-income housing unit" means the same as "federally assisted housing"
38 defined in RCW 59.28.020 and also includes federal tax credit housing
39 created under Section 42 of the United States Code; and

1 BE IT FURTHER RESOLVED, That by December 1, 2000, the Department of
2 Community, Trade, and Economic Development, or its successor agency,
3 shall provide recommendations to the Senate and House of
4 Representatives on state strategies that should be implemented to
5 preserve federally assisted low-income housing units.

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