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ENGROSSED HOUSE BILL 1633

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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. To receive this preference, the local school district must  
24 provide an opportunity for community members to offer input on the  
25 proposed project at the first scheduled school board meeting  
26 following submission of the grant application to the department.

27 (6) The department may only approve applications for projects for  
28 persons with mental illness that are consistent with a regional  
29 support network six-year capital and operating plan.

30 **Sec. 2.** RCW 43.185.070 and 2014 c 225 s 62 are each amended to  
31 read as follows:

32 (1) During each calendar year in which funds from the housing  
33 trust fund or other legislative appropriations are available for use  
34 by the department for the housing assistance program, the department  
35 must announce to all known interested parties, and through major  
36 media throughout the state, a grant and loan application period of at  
37 least ninety days' duration. This announcement must be made as often  
38 as the director deems appropriate for proper utilization of  
39 resources. The department must then promptly grant as many

1 applications as will utilize available funds less appropriate  
2 administrative costs of the department as provided in RCW 43.185.050.

3 (2) In awarding funds under this chapter, the department must:

4 (a) Provide for a geographic distribution on a statewide basis;  
5 and

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

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

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

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

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

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

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

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

3 (e) Projects that encourage ownership, management, and other  
4 project-related responsibility opportunities;

5 (f) Projects that demonstrate a strong probability of serving the  
6 original target group or income level for a period of at least  
7 twenty-five years;

8 (g) The applicant has the demonstrated ability, stability and  
9 resources to implement the project;

10 (h) Projects which demonstrate serving the greatest need;

11 (i) Projects that provide housing for persons and families with  
12 the lowest incomes;

13 (j) Projects serving special needs populations which are under  
14 statutory mandate to develop community housing;

15 (k) Project location and access to employment centers in the  
16 region or area;

17 (l) Projects that provide employment and training opportunities  
18 for disadvantaged youth under a youthbuild or youthbuild-type program  
19 as defined in RCW 50.72.020; (~~and~~)

20 (m) Project location and access to available public  
21 transportation services; and

22 (n) Projects involving collaborative partnerships between local  
23 school districts and either public housing authorities or nonprofit  
24 housing providers, that help children of low-income families succeed  
25 in school. To receive this preference, the local school district must  
26 provide an opportunity for community members to offer input on the  
27 proposed project at the first scheduled school board meeting  
28 following submission of the grant application to the department.

29 (6) The department may only approve applications for projects for  
30 persons with mental illness that are consistent with a behavioral  
31 health organization six-year capital and operating plan.

32 NEW SECTION. Sec. 3. Section 1 of this act expires April 1,  
33 2016.

34 NEW SECTION. Sec. 4. Section 2 of this act takes effect April  
35 1, 2016.

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