

CERTIFICATION OF ENROLLMENT

SENATE BILL 6371

65th Legislature
2018 Regular Session

Passed by the Senate February 9, 2018
Yeas 44 Nays 2

President of the Senate

Passed by the House February 28, 2018
Yeas 59 Nays 39

Speaker of the House of Representatives

Approved

Governor of the State of Washington

CERTIFICATE

I, Brad Hendrickson, Secretary of the Senate of the State of Washington, do hereby certify that the attached is **SENATE BILL 6371** as passed by Senate and the House of Representatives on the dates hereon set forth.

Secretary

FILED

**Secretary of State
State of Washington**

SENATE BILL 6371

Passed Legislature - 2018 Regular Session

State of Washington

65th Legislature

2018 Regular Session

By Senator Mullet; by request of Housing Finance Commission

1 AN ACT Relating to facilities financing by the housing finance
2 commission; and amending RCW 43.180.160 and 43.180.300.

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

4 **Sec. 1.** RCW 43.180.160 and 2010 1st sp.s. c 6 s 2 are each
5 amended to read as follows:

6 (1) The total amount of outstanding indebtedness of the
7 commission may not exceed (~~six~~) eight billion dollars at any time.
8 The calculation of outstanding indebtedness shall include the initial
9 principal amount of an issue and shall not include interest that is
10 either currently payable or that accrues as a part of the face amount
11 of an issue payable at maturity or earlier redemption. Outstanding
12 indebtedness shall not include notes or bonds as to which the
13 obligation of the commission has been satisfied and discharged by
14 refunding or for which payment has been provided by reserves or
15 otherwise.

16 (2)(a) The Washington works housing program is created to
17 increase opportunities for nonprofit organizations and public
18 agencies to purchase, acquire, build, and own real property to be
19 used for affordable housing for low and moderate-income households.
20 The Washington works housing program is intended to provide access to
21 new funding mechanisms and build long-term community equity by

1 increasing the stock of permanently affordable housing owned by
2 nonprofit organizations and public agencies.

3 (b) The Washington works housing program is intended to provide
4 these opportunities for public agencies and nonprofit organizations,
5 including those materially participating as a managing member or
6 general partner of a partnership, limited liability company, or
7 equivalent organization, through the issuance of tax exempt or
8 taxable revenue bonds issued by the commission in conjunction with a
9 subsidy necessary to make bond issues to finance affordable housing
10 properties financially feasible. The program is intended to provide
11 financing for affordable housing that will meet the following income
12 and rent restrictions during the period of initial bond indebtedness
13 and thereafter:

14 (c) During the period of initial bond indebtedness under the
15 program, the owner of the property must meet one of the following
16 requirements: A minimum of twenty percent of the units will be
17 occupied by households earning less than fifty percent of area median
18 income and an additional thirty-one percent of the units will be
19 occupied by persons earning less than eighty percent of area median
20 income; or forty percent of the units will be occupied by households
21 earning less than sixty percent of area median income and an
22 additional eleven percent of the units will be occupied by households
23 earning less than eighty percent of area median income.

24 (d) After the initial bond indebtedness is retired, the rents
25 charged for units in the project will be adjusted to be sufficient to
26 pay reasonable operation and maintenance expenses, including
27 necessary capital needs, and to make reasonable deposits into a
28 reserve account with the intent of providing affordable housing to
29 very low or low-income households for the remaining useful life of
30 the property. The reasonableness of the rent levels must be
31 periodically approved by the commission based on information provided
32 by the owner of the property about income, expenses, and necessary
33 reserve levels. The determination of the commission regarding the
34 reasonableness of the rent levels will be final.

35 (e) The commission will enter into a recorded regulatory
36 agreement with the borrower at the time of the issuance of bonds
37 under the program for the purpose of ensuring that the property will
38 meet the income and rent restrictions established in this section.
39 The commission may charge such compliance fees as necessary to ensure

1 enforcement of the income and rent restrictions during the useful
2 life of the property.

3 (3) One billion dollars of the outstanding indebtedness of the
4 commission is for the primary purpose of implementing the Washington
5 works housing program.

6 (4) If no subsidies are available to make the program in
7 subsection (2) of this section feasible, then the commission may pass
8 a resolution stating these facts and authorize the use of a portion
9 of the one billion dollars of indebtedness intended for the program
10 to support its other bond programs until such time as the one billion
11 dollars is exhausted or subsidies are available to make the program
12 feasible.

13 **Sec. 2.** RCW 43.180.300 and 1997 c 44 s 1 are each amended to
14 read as follows:

15 As used in RCW 43.180.310 through 43.180.360, the following terms
16 have the meanings indicated unless the context clearly requires
17 otherwise.

18 (1) "Construction" or "construct" means construction and
19 acquisition, whether by device, purchase, gift, lease, or otherwise.

20 (2) "Facilities" means land, rights in land, buildings,
21 structures, equipment, landscaping, utilities, approaches, roadways
22 and parking, handling and storage areas, and similar ancillary
23 facilities.

24 (3) "Financing document" means a lease, sublease, installment
25 sale agreement, conditional sale agreement, loan agreement, mortgage,
26 deed of trust guaranty agreement, or other agreement for the purpose
27 of providing funds to pay or secure debt service on revenue bonds.

28 (4) "Improvement" means reconstruction, remodeling,
29 rehabilitation, extension, and enlargement. "To improve" means to
30 reconstruct, to remodel, to rehabilitate, to extend, and to enlarge.

31 (5) "Nonprofit corporation" means a nonprofit organization
32 described under section 501(c)(3) of the Internal Revenue Code, or
33 similar successor provisions, any public development authority, or
34 any organization identified in RCW 43.185A.040.

35 (6) "Nonprofit facilities" means facilities owned or used by a
36 nonprofit corporation for any nonprofit activity described under
37 section 501(c)(3) of the Internal Revenue Code that qualifies such a
38 corporation for an exemption from federal income taxes under section
39 501(a) of the Internal Revenue Code, or similar successor provisions

1 provided that facilities which may be funded pursuant to chapter
2 28B.07, 35.82, (~~43.180,~~) or 70.37 RCW shall not be included in this
3 definition.

4 (7) "Project costs" means costs of (a) acquisition, construction,
5 and improvement of any facilities included in a nonprofit facility;
6 (b) architectural, engineering, consulting, accounting, and legal
7 costs related directly to the development, financing, and
8 construction of a nonprofit facility, including costs of studies
9 assessing the feasibility of a nonprofit facility; (c) finance costs,
10 including discounts, if any, the costs of issuing revenue bonds, and
11 costs incurred in carrying out any trust agreement; (d) interest
12 during construction and during the six months after estimated
13 completion of construction, and capitalized debt service or repair
14 and replacement or other appropriate reserves; (e) the refunding of
15 any outstanding obligations incurred for any of the costs outlined in
16 this subsection; and (f) other costs incidental to any of the costs
17 listed in this section.

18 (8) "Revenue bond" means a taxable or tax-exempt nonrecourse
19 revenue bond, nonrecourse revenue note, or other nonrecourse revenue
20 obligation issued for the purpose of providing financing to a
21 nonprofit corporation on an interim or permanent basis.

22 (9) "User" means one or more persons acting as lessee, purchaser,
23 mortgagor, or borrower under a financing document and may include a
24 party who transfers the right of use and occupancy to another party
25 by lease, sublease, or otherwise.

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