
Housing Committee

HB 1695

Brief Description: Defining affordable housing for purposes of using surplus public property for public benefit.

Sponsors: Representatives Alvarado, Lekanoff, Reed, Santos, Senn, Ramel, Pollet, Macri and Simmons.

<p style="text-align: center;">Brief Summary of Bill</p> <ul style="list-style-type: none">• Defines affordable housing and updates the definition of public benefit for the transfer, lease, or disposal of surplus public property.
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Hearing Date: 2/13/23

Staff: Serena Dolly (786-7150).

Background:

Any state agency or local government with authority to dispose of surplus public property may transfer, lease, or otherwise dispose of surplus property if the purpose is for a public benefit. Any such transfer, lease, or other disposal may be made to a public, private, or nongovernmental body on any mutually agreeable terms and conditions, including a no-cost transfer.

A deed, lease, or other instrument transferring or conveying surplus property must include a requirement that the property will be used for the designated public benefit purpose and remedies if the property is not used for the designated purpose.

Public benefit means affordable housing for households at or below 80 percent of the county median income and related facilities that support the goals of affordable housing.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.

Summary of Bill:

For a public benefit purpose, the definition of affordable housing is updated to reference rental housing or permanently affordable homeownership. Affordable housing means:

- for rental housing, the cost of rent and utilities, other than telephone, does not exceed 30 percent of the household's monthly income; or
- for permanently affordable homeownership, the cost of mortgage principal, interest, property taxes, homeowner's insurance, homeowner's association fees, and land lease fees, as applicable does not exceed 38 percent of the household's monthly income, and total household debt does not exceed 45 percent of the monthly household income.

Appropriation: None.

Fiscal Note: Not requested.

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