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HOUSE BILL 1747

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State of Washington                      52nd Legislature                      1991 Regular Session

By Representatives Jones, Bowman, Basich, Hargrove, Sheldon, Holland, Riley, Nelson, Valle and Wineberry.

Read first time February 7, 1991.                      Referred to Committee on Housing\Appropriations.

1            AN ACT Relating to community stabilization activities; adding new  
2 sections to chapter 43.63A RCW; creating new sections; and making an  
3 appropriation.

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

5            NEW SECTION.    **Sec. 1.**            This act may be known and cited as the  
6 community stabilization act.

7            NEW SECTION.    **Sec. 2.**            (1) The legislature finds and declares  
8 that:

9            (a) Families with children have been rendered homeless or are in  
10 imminent danger of becoming homeless as a result of a sudden job loss  
11 or other economic adversity;

12            (b) It is more economical and more socially desirable to enable  
13 people to retain possession of their houses or apartments and thereby

1 avoid homelessness, than to house them in emergency shelters or in  
2 other facilities intended for short-term occupancy; and

3 (c) Economically distressed communities are faced with unique  
4 problems that require a comprehensive approach of housing and related  
5 support services.

6 (2) The legislature declares that a program designed to provide  
7 short-term financial assistance to assist with mortgage or rent  
8 payments and coordination of available support services is needed to  
9 keep people from becoming homeless.

10 NEW SECTION. **Sec. 3.** A new section is added to chapter 43.63A RCW  
11 to read as follows:

12 (1) The department shall develop and administer a homelessness  
13 prevention program for the purpose of providing grants and technical  
14 assistance to eligible organizations to operate local homelessness  
15 prevention and related support services programs. For purposes of this  
16 section, "eligible organizations" are those organizations eligible to  
17 receive assistance through the Washington housing trust fund, chapter  
18 43.185 RCW.

19 (2) The department shall select at least five eligible  
20 organizations for purposes of implementing local homelessness  
21 prevention programs. The local homelessness prevention programs are  
22 designed to provide: (a) Interest-free loans of temporary mortgage or  
23 rental assistance on behalf of families with children in imminent  
24 danger of losing housing as a result of having insufficient income to  
25 pay mortgage or rental costs; (b) interest-free loans to make payments  
26 on machinery or equipment that is essential to the household's  
27 livelihood; or (c) technical assistance to eligible organizations to  
28 help recipient eligible organizations develop and implement local  
29 strategies to prevent homelessness. In selecting pilot programs under

1 this section, the department shall give priority consideration to areas  
2 that are economically distressed as a result of displaced timber  
3 workers and shall consider:

4 (i) The eligible organization's ability, stability, and resources  
5 to implement the local homelessness prevention program;

6 (ii) The eligible organization's efforts to coordinate other  
7 support programs for the family, such as job search or job retraining  
8 programs; and

9 (iii) Other factors the department deems appropriate.

10 (3) The recipient eligible organization shall establish priorities  
11 of eligibility for temporary mortgage or rental assistance to assist  
12 families with children in retaining housing. The recipient eligible  
13 organization shall make a determination of eligibility regarding the  
14 family's eligibility to participate in the local homelessness  
15 prevention program. A determination shall include, but is not limited  
16 to:

17 (a) A determination that the family is subject to immediate  
18 eviction for foreclosure of nonpayment of mortgage installments or  
19 nonpayment of rent, when nonpayment is attributable to illness,  
20 unemployment, underemployment, or any other failure of resources beyond  
21 the person's control;

22 (b) A verification of the loss of income; and

23 (c) A determination that the family does not have the financial  
24 resources to make the required mortgage installment or rental payment,  
25 or installment payment on the equipment or machinery which is essential  
26 to the family's livelihood.

27 (4) No family shall continue to receive temporary mortgage or  
28 rental assistance under this section if alternative sources of mortgage  
29 or rental assistance under federal, state, or local sources becomes  
30 available.

1        NEW SECTION.   **Sec. 4.**   A new section is added to chapter 43.63A RCW  
2 to read as follows:

3        The department shall adopt rules to implement section 3 of this  
4 act, including but not limited to:

5        (1) The maximum length of assistance available through section 3 of  
6 this act;

7        (2) The eligibility of and application process for eligible  
8 organizations;

9        (3) The criteria by which grants and technical assistance shall be  
10 provided to eligible organizations; and

11        (4) The criteria eligible organizations shall use when entering  
12 into contracts with families to make mortgage or rental assistance  
13 payments, or equipment or machinery payments on their behalf.

14        NEW SECTION.   **Sec. 5.**        The sum of seven hundred fifty thousand  
15 dollars, or as much thereof as may be necessary, is appropriated for  
16 the biennium ending June 30, 1993, from the general fund to the  
17 department of community development for the purposes of this act.

18        NEW SECTION.   **Sec. 6.**        If any provision of this act or its  
19 application to any person or circumstance is held invalid, the  
20 remainder of the act or the application of the provision to other  
21 persons or circumstances is not affected.