
SUBSTITUTE HOUSE BILL 1056

State of Washington

53rd Legislature

1993 Regular Session

By House Committee on Trade, Economic Development & Housing (originally sponsored by Representatives Franklin, Zellinsky, Thibaudeau, Quall, Wineberry, Ludwig, Campbell, Romero, Jones, Springer, Shin, Wolfe, Karahalios, Ogden, J. Kohl and Anderson)

Read first time 02/24/93.

1 AN ACT Relating to housing; and adding a new chapter to Title 43
2 RCW.

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

4 NEW SECTION. **Sec. 1.** (1) The legislature finds that:

5 (a) Housing is of vital state-wide importance to the health,
6 safety, and welfare of the residents of the state;

7 (b) Safe, affordable housing is an essential factor in stabilizing
8 communities;

9 (c) Residents must have a choice of housing opportunities within
10 the community where they choose to live;

11 (d) Housing markets are linked to a healthy economy and can
12 contribute to the state's economy;

13 (e) Land supply is a major contributor to the cost of housing;

14 (f) Housing must be an integral component of any comprehensive
15 community and economic development strategy;

16 (g) State and local government must continue working cooperatively
17 toward the enhancement of increased housing units by reviewing,
18 updating, and removing conflicting regulatory language;

1 (h) State and local government should work together in developing
2 creative ways to reduce the shortage of housing;

3 (i) The lack of a coordinated state housing policy inhibits the
4 effective delivery of housing for some of the state's most vulnerable
5 citizens and those with limited incomes; and

6 (j) It is in the public interest to adopt a statement of housing
7 policy objectives.

8 (2) The legislature declares that the purposes of the Washington
9 housing policy act are to:

10 (a) Provide policy direction to the public and private sectors in
11 their attempt to meet the shelter needs of Washington residents;

12 (b) Reevaluate housing and housing-related programs and policies in
13 order to ensure proper coordination of those programs and policies to
14 meet the housing needs of Washington residents;

15 (c) Improve the delivery of state services and assistance to very
16 low-income and low-income households and special needs populations;

17 (d) Strengthen partnerships among all levels of government, and the
18 public and private sectors, including for-profit and nonprofit
19 organizations, in the production and operation of housing to targeted
20 populations including low-income and moderate-income households;

21 (e) Increase the supply of housing for persons with special needs;

22 (f) Encourage collaborative planning with social service providers;

23 (g) Encourage financial institutions to increase residential
24 mortgage lending; and

25 (h) Coordinate housing into comprehensive community and economic
26 development strategies at the state and local level.

27 NEW SECTION. **Sec. 2.** It is the goal of the state of Washington to
28 coordinate, encourage, and direct, when necessary, the efforts of the
29 public and private sectors of the state and to cooperate and
30 participate, when necessary, in the attainment of a decent home in a
31 healthy, safe environment for every resident of the state. The
32 legislature declares that attainment of that goal is a state priority.

33 NEW SECTION. **Sec. 3.** The objectives of the Washington housing
34 policy act shall be to attain the state's goal of providing a decent
35 home in a healthy, safe environment for every resident of the state by
36 strengthening public and private institutions that are able to:

- 1 (1) Develop an adequate and affordable supply of housing for all
- 2 economic segments of the population;
- 3 (2) Assist very low-income and special needs households who cannot
- 4 obtain affordable, safe, and adequate housing in the private market;
- 5 (3) Encourage and maintain home ownership opportunities;
- 6 (4) Reduce life cycle housing costs while preserving public health
- 7 and safety;
- 8 (5) Preserve the supply of existing affordable housing;
- 9 (6) Provide housing for special needs populations;
- 10 (7) Ensure fair and equal access to the housing market;
- 11 (8) Increase the availability of mortgage credit at low interest
- 12 rates; and
- 13 (9) Coordinate and be consistent with the goals and objectives of
- 14 the state's growth management act.

15 NEW SECTION. **Sec. 4.** Unless the context clearly requires
16 otherwise, the definitions in this section apply throughout this
17 chapter.

18 (1) "Affordable housing" means residential housing that is rented
19 or owned by a person who qualifies as a very low-income, low-income, or
20 moderate-income household and special needs populations, and whose
21 monthly housing costs, including utilities other than telephone, do not
22 exceed thirty percent of the household's monthly income.

23 (2) "Affordable housing development" means either: (a) Residential
24 rental housing in which (i) twenty percent or more of the dwelling
25 units in the development are occupied by households with incomes at or
26 below fifty percent of the median income, adjusted for household size,
27 for the county where the housing development is located and rented at
28 affordable rents or (ii) forty percent or more of the dwelling units in
29 the development are occupied by households with incomes at or below
30 sixty percent of the median income, adjusted for household size, for
31 the county where the housing development is located and rented at
32 affordable rents; or (b) residential housing for private individual
33 ownership that is occupied by households with incomes at or below
34 eighty percent of the median income, adjusted for household size, for
35 the county where the housing development is located.

36 (3) "Affordable rent" means that the gross rent paid by the
37 household does not exceed thirty percent of the applicable qualifying

1 income, adjusted for household size, for the county where the housing
2 development is located.

3 (4) "Displaced homemaker" means an individual who: (a) Is an
4 adult; (b) has not worked full-time full-year in the labor force for
5 two or more years but has, during such years, worked primarily without
6 remuneration to care for the home and family; and (c) is unemployed or
7 underemployed and is experiencing difficulty in obtaining or upgrading
8 employment.

9 (5) "First-time homebuyer" means (a) an individual or his or her
10 spouse who has not owned a residence during the three-year period prior
11 to the purchase of a home or (b) a displaced homemaker.

12 (6) "Gross rent" means the monthly rent agreed to or contracted for
13 and includes all utilities, other than telephone expenses, but does not
14 include payments made under a federal, state, or local rent subsidy
15 program designed to make the dwelling unit in the structure affordable
16 to very low-income or low-income households.

17 (7) "Residence" means a single-family dwelling unit whether such
18 unit be separate or part of a multi-unit dwelling, including the land
19 on which such dwelling stands not to exceed one acre. The term shall
20 also include a share ownership in a cooperate housing association,
21 corporation, or partnership if the share represents a specific unit.
22 The term also includes a mobile home which has substantially lost its
23 identity as a mobile unit by virtue of its being fixed in location upon
24 land owned or leased by the owner of the mobile home and placed on a
25 post or block foundation with fixed pipe connections with sewer, water,
26 or other utilities.

27 (8) "Nonprofit organization" means any public or private nonprofit
28 organization that: (a) Is organized under federal, state, or local
29 laws; (b) has no part of its net earnings inuring to the benefit of any
30 member, founder, contributor, or individual; and (c) has among its
31 purposes significant activities related to the provision of decent
32 housing that is affordable to very low-income, low-income, or moderate-
33 income households and special needs populations.

34 (9) "Tenant-based organization" means a nonprofit organization
35 whose governing body includes a majority of members who reside in the
36 housing development and are considered low-income households.

37 (10) "Very low-income household" means a single person, family, or
38 unrelated persons living together whose income is at or below fifty

1 percent of the median income, adjusted for household size, for the
2 county where the housing development is located.

3 (11) "Low-income household" means a single person, family, or
4 unrelated persons living together whose income is more than fifty
5 percent but is at or below eighty percent of the median income,
6 adjusted for household size, for the county where the housing
7 development is located.

8 (12) "Moderate-income household" means a single person, family, or
9 unrelated persons living together whose income is more than eighty
10 percent but is at or below one hundred fifteen percent of the median
11 income, adjusted for household size, for the county where the housing
12 development is located.

13 NEW SECTION. **Sec. 5.** This act may be known and cited as the
14 "Washington housing policy act."

15 NEW SECTION. **Sec. 6.** Sections 1 through 5 of this act shall
16 constitute a new chapter in Title 43 RCW.

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