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HOUSE BILL 1056

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State of Washington

53rd Legislature

1993 Regular Session

By Representatives Franklin, Zellinsky, Thibaudeau, Quall, Wineberry, Ludwig, Campbell, Romero, Jones, Springer, Shin, Wolfe, Karahalios, Ogden, J. Kohl and Anderson

Read first time 01/13/93. Referred to Committee on Trade, Economic Development & Housing.

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

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

18 (g) State and local government should work together in developing  
19 creative ways to reduce the shortage of housing;

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

4 (i) It is in the public interest to adopt a statement of housing  
5 policy objectives.

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

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

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

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

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

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

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

21 (g) Encourage financial institutions to increase residential  
22 mortgage lending; and

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

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

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

35 (1) Develop an adequate and affordable supply of housing for all  
36 economic segments of the population;

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

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

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

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

34 (3) "Affordable rent" means that the gross rent paid by the  
35 household does not exceed thirty percent of the applicable qualifying  
36 income, adjusted for household size, for the county where the housing  
37 development is located.

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

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

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

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

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

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

35 (10) "Very low-income household" means a single person, family, or  
36 unrelated persons living together whose income is at or below fifty  
37 percent of the median income, adjusted for household size, for the  
38 county where the housing development is located.

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

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

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

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

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