
SUBSTITUTE HOUSE BILL 2627

State of Washington

53rd Legislature

1994 Regular Session

By House Committee on Trade, Economic Development & Housing (originally sponsored by Representatives Quall, Ballard, Valle, Foreman, Shin, Sehlin, Campbell, Johanson, Veloria, Peery, Hansen, G. Cole, Lemmon, Brumsickle, Heavey, Finkbeiner, Dunshee, R. Johnson, Karahalios, Springer, Mastin, Jacobsen, Chappell, R. Meyers, Basich, Patterson, Linville, Grant, Fuhrman, Kremen, Dorn, Ogden, Caver, Scott, Moak, Kessler, Conway, Roland, King, Rayburn, Chandler and J. Kohl)

Read first time 02/04/94.

1 AN ACT Relating to housing finance; and adding new sections to
2 chapter 43.180 RCW.

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

4 NEW SECTION. **Sec. 1.** A new section is added to chapter 43.180 RCW
5 to read as follows:

6 The commission, in cooperation with the department of community,
7 trade, and economic development, and the state investment board, shall
8 develop and implement a housing finance program that:

9 (1) Provides subsidized or unsubsidized mortgage financing for
10 single-family home ownership, including a single condominium unit,
11 located in the state of Washington;

12 (2) Requests the state investment board to make investments, within
13 its policies and investment guidelines, in mortgage-backed securities
14 that are collateralized by loans made within the state of Washington;
15 and

16 (3) Provides flexible loan underwriting guidelines, including but
17 not limited to provisions that will allow reduced downpayment
18 requirements for the purchaser.

1 NEW SECTION. **Sec. 2.** A new section is added to chapter 43.180 RCW
2 to read as follows:

3 The housing finance program developed under section 1 of this act
4 shall:

5 (1) Be limited to borrowers with incomes that do not exceed one
6 hundred fifteen percent of the state or county median family income,
7 whichever is higher, adjusted for family size;

8 (2) Be limited to first-time home buyers as defined in RCW
9 43.185A.010;

10 (3) Be targeted so that priority is given to active participants of
11 the state retirement systems managed by the department of retirement
12 systems under chapter 41.50 RCW;

13 (4) Be targeted so that priority is given to low-income households
14 as defined in RCW 43.185A.010; and

15 (5) Provide either downpayment or closing costs assistance to
16 households eligible for assistance under chapter 43.185A RCW and this
17 chapter.

18 NEW SECTION. **Sec. 3.** A new section is added to chapter 43.180 RCW
19 to read as follows:

20 (1) The commission shall, by February 1st of each year beginning on
21 February 1, 1995, submit to the legislature an annual report on the
22 progress of the housing finance program developed under section 1 of
23 this act. The report shall include, but not be limited to the number
24 of loans made and location of property financed under sections 1 and 2
25 of this act.

26 (2) The commission shall take such steps as are necessary to ensure
27 that sections 1 and 2 of this act are implemented on the effective date
28 of this act.

29 NEW SECTION. **Sec. 4.** If any provision of this act or its
30 application to any person or circumstance is held invalid, the
31 remainder of the act or the application of the provision to other
32 persons or circumstances is not affected.

--- END ---