
HOUSE BILL 2627

State of Washington

53rd Legislature

1994 Regular Session

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 01/19/94. Referred to Committee on Trade, Economic Development & Housing.

1 AN ACT Relating to housing finance; amending RCW 43.33A.080; and
2 adding new sections to 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 condominiums, located in the
11 state of Washington;

12 (2) Utilizes the resources of the state investment board to
13 purchase mortgage-backed securities that are offered by the federal
14 national mortgage association or the federal home loan mortgage
15 corporation and/or collateralized by loans made within the state of
16 Washington; and

17 (3) Provides flexible loan underwriting guidelines, including but
18 not limited to provisions that will allow reduced downpayment
19 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 median family income, adjusted for
7 family size, for the county where the property is located;

8 (2) Be targeted so that priority is given to active participants of
9 the state retirement systems managed by the department of retirement
10 systems under chapter 41.50 RCW, and low-income households as defined
11 in RCW 43.185.010; and

12 (3) Provide downpayment or closing costs assistance to eligible
13 low-income households as defined in RCW 43.185A.010.

14 **Sec. 3.** RCW 43.33A.080 and 1987 c 29 s 2 are each amended to read
15 as follows:

16 The state investment board may invest those funds which are not
17 under constitutional prohibition in: (1) Farm ownership and soil and
18 water conservation loans fully guaranteed as to principal and interest
19 under the Bankhead-Jones farm tenant act administered by the United
20 States department of agriculture; (~~and~~) (2) single home ownership
21 loans fully backed by mortgage-backed securities and made under
22 sections 1 and 2 of this act; and (3) the Washington land bank
23 established by chapter 31.30 RCW.

24 NEW SECTION. **Sec. 4.** If any provision of this act or its
25 application to any person or circumstance is held invalid, the
26 remainder of the act or the application of the provision to other
27 persons or circumstances is not affected.

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