

HOUSE BILL REPORT

HB 1187

As Passed House:
February 21, 2007

Title: An act relating to affordable housing.

Brief Description: Creating a new chapter regarding affordable housing.

Sponsors: By Representatives Kelley, Wood, Morrell, Green, Pettigrew, Ormsby, McDermott, Miloscia, Appleton, Simpson and Haigh.

Brief History:

Committee Activity:

Housing: 1/22/07, 1/31/07 [DP].

Floor Activity:

Passed House: 2/21/07, 96-0.

Brief Summary of Bill

- Recodifies statutes containing provisions related to affordable housing into topical subchapters within a single Affordable Housing chapter in title 43.

HOUSE COMMITTEE ON HOUSING

Majority Report: Do pass. Signed by 7 members: Representatives Miloscia, Chair; Springer, Vice Chair; Dunn, Ranking Minority Member; Kelley, McCune, Ormsby and Schindler.

Staff: Robyn Dupuis (786-7166).

Background:

There are a number of statutes throughout the code that address programs, plans, responsibilities, authorities, and requirements related to affordable housing within Washington.

Summary of Bill:

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.

Statutes containing provisions related to affordable housing are recodified into topical subchapters within a single Affordable Housing chapter in title 43.

Subchapters and statutes contained within each subchapter are as follows:

(1) Housing Assistance Program

Includes all statutes currently in the 43.185 "Housing Assistance Program" chapter (43.185.010 - 43.185.911) which creates the Housing Assistance Program (HAP) within the Housing Trust Fund (HTF). The HAP is intended to develop and coordinate resources to meet the housing needs of households with incomes of less than 50 percent of the area median.

(2) Affordable Housing Program

Includes all statutes currently in the 43.185A "Affordable Housing Program" chapter (43.185A.010-43.185A.902) which creates the Affordable Housing Program within the HTF to develop and coordinate resources to meet the housing needs of low-income households with incomes of less than 80 percent of the area median.

(3) Housing Policy Act

Includes all statutes currently in the 43.185B "Housing Policy Act" chapter which establishes a goal of the state to achieve a decent home in a healthy, safe environment for every resident. The chapter creates the Affordable Housing Advisory Board. The Housing Policy Act chapter also includes the following statutes:

43.63A.650 - Housing - Department's Responsibility (states that the Department of Community, Trade and Economic Development [DCTED] is the primary housing agency);

43.330.170 - Statewide Housing Market Analysis (to be completed by the DCTED every two years); and

35.21.685 - Low-Income Housing Loans and Grants by cities and towns (authorization).

(4) Housing Cooperation

Includes all statutes currently in the 35.83 "Housing Cooperation Law" chapter (35.83.005 - 35.83.070) which establishes that it is a proper public purpose to aid any Housing Authority or any Housing Authority project. Assistance may be in the form of property donations, provision of infrastructure, zoning or re-zoning, furnishing of services, and other planning and cooperative assistance.

(5) Federally Assisted Housing

Includes all statutes currently in the 59.28 "Federally Assisted Housing" chapter (59.28.010 - 59.28.902) the purpose of which is to preserve federally assisted housing in Washington. The chapter requires owners of federally assisted housing to serve notice of the future closure or conversion of the property at least 12 months in advance and contains other tenant protections including those regarding limitations on evictions and rent increases.

(6) Farm Worker Housing

Includes the following statutes containing provisions related to farm worker housing:

43.63A.500 - Farmworker Housing Construction Manuals and Plans.

43.63A.505 - Agricultural Employee Housing - One Stop Clearinghouse.

43.330.165 - Housing for Farmworkers - Proposal Review and Funding Recommendations (creates Farmworker Housing Advisory Group).

70.144 - "Migrant Labor Housing" chapter (70.114.010 and 74.114.020) which includes legislative declarations and a Migrant Labor Housing Facility statute authorizing the Employment Security Department to enter into contracts regarding the operation of such facilities.

70.114A - "Temporary Worker Housing - Health and Safety" chapter (70.114A.010 - 70.144A.901) which establishes permitting and administrative processes to encourage the development of worker housing.

(7) Emergency Mortgage and Rental Assistance

Includes statutes 43.63A.610 - 43.63A.645 which provide guidelines for emergency mortgage and rental assistance programs to be administered by the DCTED, as well as establishing the authority of the DCTED to develop other emergency housing programs.

(8) Low-Income Residential Weatherization and Energy Assistance

Includes all statutes currently in the 70.164 "Low-Income Residential Weatherization Program" chapter (70.164.010 - 70.164.900) which gives guidelines related to the state Weatherization Program to help income eligible households reduce energy costs. The Low-Income Residential Weatherization and Energy Assistance chapter also includes 43.330.110 entitled "Housing Energy Assistance" which requires the DCTED to coordinate and administer state and federal energy assistance, conservation, and rehabilitation programs.

9) "Surplus Property for Affordable Housing"

Includes the following statutes related to local government and state agency surplus property disposition with reference to affordable housing:

43.63A.510 - Affordable Housing - Inventory of State-Owned Land (DCTED);

35.21.687 - Affordable Housing - Inventory of Suitable Housing (Cities and Towns);

36.34.137 - Affordable Housing - Inventory of Suitable Property (Counties);

43.20A.037 - Affordable Housing - Inventory of Suitable Housing (Department of Social and Health Services);

47.12.063 - Surplus Real Property Program (Department of Transportation);

47.12.064 - Affordable Housing - Inventory of Suitable Property (Department of Transportation);

72.09.055 -Affordable Housing - Inventory of Suitable Property (Department of Corrections); and

43.19.19201 -Affordable Housing - Inventory of Suitable Property (Department of General Administration).

Appropriation: None.

Fiscal Note: Not requested.

Effective Date: The bill takes effect 90 days after adjournment of session in which bill is passed.

Staff Summary of Public Testimony:

(In support) This bill is designed to simply reorganize statutes into a single affordable housing chapter with the intent of making the code more clear. There are no policy changes.

(Opposed) None.

Persons Testifying:

Representative Kelley, prime sponsor.

Persons Signed In To Testify But Not Testifying: None.