
HOUSE BILL 1101

State of Washington

67th Legislature

2021 Regular Session

By Representatives Walsh, Corry, Graham, Dent, Caldier, and Harris-Talley

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1 AN ACT Relating to creating a grant program for converting unused
2 public buildings to housing for homeless persons; amending RCW
3 43.63A.510; adding a new section to chapter 43.185A RCW; and
4 providing an expiration date.

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

6 NEW SECTION. **Sec. 1.** A new section is added to chapter 43.185A
7 RCW to read as follows:

8 (1) The public building conversion grant program is created in
9 the department. The purpose of this program is to encourage counties
10 to convert unused, publicly owned buildings into housing for homeless
11 persons. The department shall manage, oversee, and evaluate public
12 building conversion grant program applications separately from the
13 process required in RCW 43.185A.090 and shall, subject to
14 appropriation, award grants annually. The department may establish
15 criteria or guidelines to guide counties in the application process.
16 Only counties with a population of 100,000 or less are eligible to
17 apply to the department for public building conversion grants.

18 (2) Counties applying for public building conversion grants must
19 submit an inventory of unused public buildings to the department
20 prior to April 1, 2021. To remain eligible for public building
21 conversion grants, counties must update and resubmit the inventory to

1 the department on a quarterly basis. The department must post the
2 inventory on its public website along with the inventory of state-
3 owned and publicly owned lands and buildings required in RCW
4 43.63A.510.

5 (3) Public building conversion grants may be used only for costs
6 related to rehabilitation, retrofitting, and conversion of unused,
7 publicly owned buildings for use as housing for homeless persons.
8 Eligible projects include, but are not limited to, rehabilitation of
9 older buildings and conversion of commercial buildings to residential
10 use or transitional housing.

11 (4) Public building conversion grants may not be used for
12 staffing or maintaining buildings converted to housing for the
13 homeless. Costs for staffing and maintenance must be borne by the
14 county.

15 (5) The department shall adopt policies to ensure that the
16 state's interest will be protected upon the sale or change of use of
17 projects financed in whole or in part under this section or any other
18 applicable conditions of grant funding. These policies may include,
19 but are not limited to, requiring repayment of the grant upon the
20 sale or change of use of the project or upon a county's failure to
21 comply with the conditions of grant funding.

22 (6) For purposes of this section, "homeless person" has the same
23 meaning as in RCW 43.185C.010.

24 (7) This section expires December 31, 2022.

25 **Sec. 2.** RCW 43.63A.510 and 2018 c 217 s 1 are each amended to
26 read as follows:

27 (1) The department must work with the designated agencies to
28 identify, catalog, and recommend best use of under-utilized, state-
29 owned land and property suitable for the development of affordable
30 housing for very low-income, low-income or moderate-income
31 households. The designated agencies must provide an inventory of real
32 property that is owned or administered by each agency and is vacant
33 or available for lease or sale. The department must work with the
34 designated agencies to include in the inventories a consolidated list
35 of any property transactions executed by the agencies under the
36 authority of RCW 39.33.015, including the property appraisal, the
37 terms and conditions of sale, lease, or transfer, the value of the
38 public benefit, and the impact of transaction to the agency. The

1 inventories with revisions must be provided to the department by
2 November 1st of each year.

3 (2) The department must consolidate inventories into two groups:
4 Properties suitable for consideration in affordable housing
5 development; and properties not suitable for consideration in
6 affordable housing development. In making this determination, the
7 department must use industry accepted standards such as: Location,
8 approximate lot size, current land use designation, and current
9 zoning classification of the property. The department shall provide a
10 recommendation, based on this grouping, to the office of financial
11 management and appropriate policy and fiscal committees of the
12 legislature by December 1st of each year.

13 (3) (~~Upon written request, the~~) The department shall provide a
14 copy of the inventory of state-owned and publicly owned lands and
15 buildings (~~to parties interested in developing the sites for~~
16 ~~affordable housing~~) on its public website.

17 (4) As used in this section:

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

24 (b) "Very low-income household" means a single person, family, or
25 unrelated persons living together whose income is at or below fifty
26 percent of the median income, adjusted for household size, for the
27 county where the affordable housing is located.

28 (c) "Low-income household" means a single person, family, or
29 unrelated persons living together whose income is more than fifty
30 percent but is at or below eighty percent of the median income where
31 the affordable housing is located.

32 (d) "Moderate-income household" means a single person, family, or
33 unrelated persons living together whose income is more than eighty
34 percent but is at or below one hundred fifteen percent of the median
35 income where the affordable housing is located.

36 (e) "Affordable housing development" means state-owned real
37 property appropriate for sale, transfer, or lease to an affordable
38 housing developer capable of:

39 (i) Receiving the property within one hundred eighty days; and

1 (ii) Creating affordable housing units for occupancy within
2 thirty-six months from the time of transfer.

3 (f) "Designated agencies" means the Washington state patrol, the
4 state parks and recreation commission, and the departments of natural
5 resources, social and health services, corrections, and enterprise
6 services.

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