

FINAL BILL REPORT

HB 1695

C 301 L 23

Synopsis as Enacted

Brief Description: Defining affordable housing for purposes of using surplus public property for public benefit.

Sponsors: Representatives Alvarado, Lekanoff, Reed, Santos, Senn, Ramel, Pollet, Macri and Simmons.

House Committee on Housing
Senate Committee on Housing

Background:

Any state agency or local government with authority to dispose of surplus public property may transfer, lease, or otherwise dispose of surplus property if the purpose is for a public benefit. Any such transfer, lease, or other disposal may be made to a public, private, or nongovernmental body on any mutually agreeable terms and conditions, including a no-cost transfer.

A deed, lease, or other instrument transferring or conveying surplus property must include a requirement that the property will be used for the designated public benefit purpose and remedies if the property is not used for the designated purpose.

Public benefit means affordable housing for households at or below 80 percent of the county median income and related facilities that support the goals of affordable housing.

Summary:

For a public benefit purpose, the definition of affordable housing is updated to reference rental housing or permanently affordable homeownership. Affordable housing means:

- for rental housing, the cost of rent and utilities, other than telephone, does not exceed 30 percent of the household's monthly income; or
- for permanently affordable homeownership, the cost of mortgage principal, interest,

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property taxes, homeowner's insurance, homeowner's association fees, and land lease fees, as applicable does not exceed 38 percent of the household's monthly income, and total household debt does not exceed 45 percent of the monthly household income.

Votes on Final Passage:

House 97 0

Senate 48 0

Effective: July 23, 2023