
ENGROSSED HOUSE BILL 1687

State of Washington

69th Legislature

2025 Regular Session

By Representatives Reed, Scott, Berry, Simmons, Parshley, Gregerson, Peterson, Street, Hill, and Macri

Read first time 01/29/25. Referred to Committee on Housing.

1 AN ACT Relating to social housing public development authorities;
2 and amending RCW 35.83.010, 35.83.020, 35.83.030, 35.83.040,
3 35.83.050, and 35.83.080.

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

5 **Sec. 1.** RCW 35.83.010 and 1965 c 7 s 35.83.010 are each amended
6 to read as follows:

7 It has been found and declared in the housing authorities law
8 that there exist in the state unsafe and insanitary housing
9 conditions and a shortage of safe and sanitary dwelling
10 accommodations for persons of low income; that these conditions
11 necessitate excessive and disproportionate expenditures of public
12 funds for crime prevention and punishment, public health and safety,
13 fire and accident protection, and other public services and
14 facilities; and that the public interest requires the remedying of
15 these conditions. It is hereby found and declared that the assistance
16 herein provided for the remedying of the conditions set forth in the
17 housing authorities law constitutes a public use and purpose and an
18 essential governmental function for which public moneys may be spent,
19 and other aid given; that it is a proper public purpose for any state
20 public body to aid any housing authority, including social housing
21 public development authorities, operating within its boundaries or

1 jurisdiction or any housing project located therein, as the state
2 public body derives immediate benefits and advantages from such an
3 authority or project; and that the provisions hereinafter enacted are
4 necessary in the public interest.

5 **Sec. 2.** RCW 35.83.020 and 1991 c 167 s 4 are each amended to
6 read as follows:

7 The following terms, whenever used or referred to in this chapter
8 shall have the following respective meanings, unless a different
9 meaning clearly appears from the context:

10 (1) "Housing authority" shall mean any housing authority created
11 pursuant to the housing authorities law of this state.

12 (2) "Housing project" shall mean any work or undertaking of a
13 housing authority pursuant to the housing authorities law, any work
14 or undertaking of a social housing public development authority, or
15 any similar work or undertaking of the federal government.

16 (3) "State public body" shall mean the state of Washington and
17 any city, town, county, municipal corporation, commission, district,
18 authority, other subdivision or public body of the state.

19 (4) "Governing body" shall mean the council, the commission,
20 board of county commissioners or other body having charge of the
21 fiscal affairs of the state public body.

22 (5) "Federal government" shall include the United States of
23 America, the United States housing authority, or any other agency or
24 instrumentality, corporate or otherwise, of the United States of
25 America.

26 (6) "Cross-subsidized" means the rate of rents for high-income
27 households supporting lower rates of rents for low-income and
28 moderate-income households.

29 (7) "High-income household" means a single person, family, or
30 unrelated persons living together whose adjusted income is at least
31 120 percent of the median household income adjusted for household
32 size, for the county where the household is located, as reported by
33 the United States department of housing and urban development.

34 (8) "Low-income household" means a single person, family, or
35 unrelated persons living together whose adjusted income is at or
36 below 80 percent of the median household income adjusted for
37 household size, for the county where the household is located, as
38 reported by the United States department of housing and urban
39 development.

1 (9) "Moderate-income household" means a single person, family, or
2 unrelated persons living together whose adjusted income is at least
3 80 percent but below 120 percent of the median household income
4 adjusted for household size, for the county where the household is
5 located, as reported by the United States department of housing and
6 urban development.

7 (10) "Social housing" means subsidized and cross-subsidized
8 rental housing that is made available to households of any income
9 level, including low-income, moderate-income, and high-income
10 households, and publicly owned in perpetuity by a social housing
11 developer.

12 (11) "Social housing public development authority" means any
13 public corporation created under RCW 35.21.730(5) for the purpose of
14 developing, maintaining, and operating social housing.

15 (12) "Subsidized" means the use of a financial contribution in
16 the form of a payment, grant, or other conveyance received by a
17 social housing public development authority from a governmental
18 entity to reduce the rate of rents imposed for low-income households.

19 **Sec. 3.** RCW 35.83.030 and 1991 c 167 s 5 are each amended to
20 read as follows:

21 For the purpose of aiding and cooperating in the planning,
22 undertaking, construction or operation of housing projects located
23 within the area in which it is authorized to act, any state public
24 body may upon such terms, with or without consideration, as it may
25 determine:

26 (1) Dedicate, sell, grant, convey, or lease any of its interest
27 in any property, or grant easements, licenses or any other rights or
28 privileges therein to a housing authority, a social housing public
29 development authority, or the federal government;

30 (2) Cause parks, playgrounds, recreational, community,
31 educational, water, sewer or drainage facilities, or any other works
32 which it is otherwise empowered to undertake, to be furnished
33 adjacent to or in connection with housing projects;

34 (3) Furnish, dedicate, close, pave, install, grade, regrade, plan
35 or replan streets, roads, roadways, alleys, sidewalks or other places
36 which it is otherwise empowered to undertake;

37 (4) Plan or replan, zone or rezone any part of such state public
38 body; make exceptions from building regulations and ordinances; any
39 city or town also may change its map;

1 (5) Cause services to be furnished to the housing authority or
2 social housing public development authority of the character which
3 such state public body is otherwise empowered to furnish;

4 (6) Enter into agreements with respect to the exercise by such
5 state public body of its powers relating to the repair, elimination
6 or closing of unsafe, insanitary or unfit dwellings;

7 (7) Employ (notwithstanding the provisions of any other law) any
8 funds belonging to or within the control of such state public body,
9 including funds derived from the sale or furnishing of property or
10 facilities to a housing authority or social housing public
11 development authority, in the purchase of the bonds or other
12 obligations of a housing authority or social housing public
13 development authority; and exercise all the rights of any holder of
14 such bonds or other obligations;

15 (8) Do any and all things, necessary or convenient to aid and
16 cooperate in the planning, undertaking, construction or operation of
17 such housing projects;

18 (9) Incur the entire expense of any public improvements made by
19 such state public body in exercising the powers granted in this
20 chapter;

21 (10) Enter into agreements (which may extend over any period,
22 notwithstanding any provision or rule of law to the contrary), with a
23 housing authority or social housing public development authority
24 respecting action to be taken by such state public body pursuant to
25 any of the powers granted by this chapter. Any law or statute to the
26 contrary notwithstanding, any sale, conveyance, lease or agreement
27 provided for in this section may be made by a state public body
28 without appraisal, advertisement or public bidding: PROVIDED, There
29 must be five days public notice given either by posting in three
30 public places or publishing in the official county newspaper of the
31 county wherein the property is located; and

32 (11) With respect to any housing project which a housing
33 authority or social housing public development authority has acquired
34 or taken over from the federal government and which the housing
35 authority or social housing public development authority by
36 resolution has found and declared to have been constructed in a
37 manner that will promote the public interest and afford necessary
38 safety, sanitation and other protection, no state public body shall
39 require any changes to be made in the housing project or the manner

1 of its construction or take any other action relating to such
2 construction.

3 **Sec. 4.** RCW 35.83.040 and 1965 c 7 s 35.83.040 are each amended
4 to read as follows:

5 In connection with any housing project located wholly or partly
6 within the area in which it is authorized to act, any state public
7 body may agree with a housing authority, a social housing public
8 development authority, or the federal government that a certain sum
9 (in no event to exceed the amount last levied as the annual tax of
10 such state public body upon the property included in said project
11 prior to the time of its acquisition by the housing authority or
12 social housing public development authority) or that no sum, shall be
13 paid by the housing authority or social housing public development
14 authority in lieu of taxes for any year or period of years.

15 **Sec. 5.** RCW 35.83.050 and 1965 c 7 s 35.83.050 are each amended
16 to read as follows:

17 Any city, town, or county located in whole or in part within the
18 area of operation of a housing authority or social housing public
19 development authority shall have the power from time to time to lend
20 or donate money to such housing authority or social housing public
21 development authority or to agree to take such action. Such housing
22 authority or social housing public development authority, when it has
23 money available therefor, shall make reimbursements for all such
24 loans made to it.

25 **Sec. 6.** RCW 35.83.080 and 2018 c 42 s 1 are each amended to read
26 as follows:

27 For the purpose of aiding the board of commissioners of a housing
28 authority or social housing public development authority in carrying
29 out the board's duties or powers under any applicable law, any state
30 public body may, with or without consideration, provide monetary, in-
31 kind, or other support to the board of commissioners of a housing
32 authority or social housing public development authority. Such
33 support may not be for the purpose of compensation for a commissioner
34 for his or her services rendered to the housing authority or social
35 housing public development authority.

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