

CERTIFICATION OF ENROLLMENT

**ENGROSSED HOUSE BILL 1687**

69th Legislature  
2026 Regular Session

Passed by the House February 10, 2026  
Yeas 58 Nays 38

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**Speaker of the House of  
Representatives**

Passed by the Senate February 28,  
2026  
Yeas 32 Nays 17

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**President of the Senate**

Approved

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**Governor of the State of Washington**

CERTIFICATE

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **ENGROSSED HOUSE BILL 1687** as passed by the House of Representatives and the Senate on the dates hereon set forth.

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**Chief Clerk**

FILED

**Secretary of State  
State of Washington**

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**ENGROSSED HOUSE BILL 1687**

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Passed Legislature - 2026 Regular Session

**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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