

2 **SHB 2060** - S COMM AMD
3 By Committee on Ways & Means

4 ADOPTED 03/07/02

5 Strike everything after the enacting clause and insert the
6 following:

7 "NEW SECTION. **Sec. 1.** The legislature recognizes housing
8 affordability has become a significant problem for a large portion of
9 society in many parts of Washington state in recent years. The state
10 has traditionally focused its resources on housing for low-income
11 populations. Additional funding resources are needed for building
12 operation and maintenance activities for housing projects affordable to
13 extremely low-income people, for example farmworkers or people with
14 developmental disabilities. Affordable rents for extremely low-income
15 people are not sufficient to cover the cost of building operations and
16 maintenance. In addition resources are needed at the local level to
17 assist in development and preservation of affordable low-income housing
18 to address critical local housing needs.

19 NEW SECTION. **Sec. 2.** A new section is added to chapter 36.22 RCW
20 to read as follows:

21 (1) Except as provided in subsection (2) of this section, a
22 surcharge of ten dollars per instrument shall be charged by the county
23 auditor for each document recorded, which will be in addition to any
24 other charge authorized by law. The auditor may retain up to five
25 percent of these funds collected to administer the collection of these
26 funds. Of the remaining funds, forty percent of the revenue generated
27 through this surcharge will be transmitted monthly to the state
28 treasurer who will deposit the funds into the Washington housing trust
29 account. The office of community development of the department of
30 community, trade, and economic development will develop guidelines for
31 the use of these funds to support building operation and maintenance
32 costs of housing projects or units within housing projects that are
33 affordable to extremely low-income persons with incomes at or below
34 thirty percent of the area median income, and that require a supplement
35 to rent income to cover ongoing operating expenses. Sixty percent of

1 the revenue generated by this surcharge will be retained by the county
2 and be deposited into a fund that must be used by the county and its
3 cities and towns for housing projects or units within housing projects
4 that are affordable to very low-income persons with incomes at or below
5 fifty percent of the area median income. The portion of the surcharge
6 retained by a county shall be allocated to very low-income housing
7 projects or units within such housing projects in the county and the
8 cities within a county according to an interlocal agreement between the
9 county and the cities within the county, consistent with countywide and
10 local housing needs and policies. The funds generated with this
11 surcharge shall not be used for construction of new housing if at any
12 time the vacancy rate for available low-income housing within the
13 county rises above ten percent. The vacancy rate for each county shall
14 be developed using the state low-income vacancy rate standard developed
15 under subsection (3) of this section. Permissible uses of these local
16 funds are limited to:

17 (a) Acquisition, construction, or rehabilitation of housing
18 projects or units within housing projects that are affordable to very
19 low-income persons with incomes at or below fifty percent of the area
20 median income;

21 (b) Supporting building operation and maintenance costs of housing
22 projects or units within housing projects built with housing trust
23 funds, that are affordable to very low-income persons with incomes at
24 or below fifty percent of the area median income, and that require a
25 supplement to rent income to cover ongoing operating expenses;

26 (c) Rental assistance vouchers for housing projects or units within
27 housing projects that are affordable to very low-income persons with
28 incomes at or below fifty percent of the area median income, to be
29 administered by a local public housing authority or other local
30 organization that has an existing rental assistance voucher program,
31 consistent with the United States department of housing and urban
32 development's section 8 rental assistance voucher program standards;
33 and

34 (d) Operating costs for emergency shelters and licensed overnight
35 youth shelters.

36 (2) The surcharge imposed in this section does not apply to
37 assignments or substitutions of previously recorded deeds of trust.

1 (3) The real estate research center at Washington State University
2 shall develop a vacancy rate standard for low-income housing in the
3 state as described in RCW 18.85.540(1)(i).

4 **Sec. 3.** RCW 36.18.010 and 1999 c 233 s 3 are each amended to read
5 as follows:

6 County auditors or recording officers shall collect the following
7 fees for their official services:

8 For recording instruments, for the first page eight and one-half by
9 fourteen inches or less, five dollars; for each additional page eight
10 and one-half by fourteen inches or less, one dollar. The fee for
11 recording multiple transactions contained in one instrument will be
12 calculated for each transaction requiring separate indexing as required
13 under RCW 65.04.050 as follows: The fee for each title or transaction
14 is the same fee as the first page of any additional recorded document;
15 the fee for additional pages is the same fee as for any additional
16 pages for any recorded document; the fee for the additional pages may
17 be collected only once and may not be collected for each title or
18 transaction;

19 For preparing and certifying copies, for the first page eight and
20 one-half by fourteen inches or less, three dollars; for each additional
21 page eight and one-half by fourteen inches or less, one dollar;

22 For preparing noncertified copies, for each page eight and one-half
23 by fourteen inches or less, one dollar;

24 For administering an oath or taking an affidavit, with or without
25 seal, two dollars;

26 For issuing a marriage license, eight dollars, (this fee includes
27 taking necessary affidavits, filing returns, indexing, and transmittal
28 of a record of the marriage to the state registrar of vital statistics)
29 plus an additional five-dollar fee for use and support of the
30 prevention of child abuse and neglect activities to be transmitted
31 monthly to the state treasurer and deposited in the state general fund
32 plus an additional ten-dollar fee to be transmitted monthly to the
33 state treasurer and deposited in the state general fund. The
34 legislature intends to appropriate an amount at least equal to the
35 revenue generated by this fee for the purposes of the displaced
36 homemaker act, chapter 28B.04 RCW;

37 For searching records per hour, eight dollars;

1 For recording plats, fifty cents for each lot except cemetery plats
2 for which the charge shall be twenty-five cents per lot; also one
3 dollar for each acknowledgment, dedication, and description: PROVIDED,
4 That there shall be a minimum fee of twenty-five dollars per plat;

5 For recording of miscellaneous records not listed above, for the
6 first page eight and one-half by fourteen inches or less, five dollars;
7 for each additional page eight and one-half by fourteen inches or less,
8 one dollar;

9 For modernization and improvement of the recording and indexing
10 system, a surcharge as provided in RCW 36.22.170.

11 For recording an emergency nonstandard document as provided in RCW
12 65.04.047, fifty dollars, in addition to all other applicable recording
13 fees.

14 For recording instruments, a surcharge as provided in section 2 of
15 this act.

16 NEW SECTION. Sec. 4. A new section is added to chapter 43.330 RCW
17 to read as follows:

18 The office of community development of the department of community,
19 trade, and economic development is directed to conduct a statewide
20 housing market analysis by region. The purpose of the analysis is to
21 identify areas of greatest need for the appropriate investment of state
22 affordable housing funds, using vacancy data and other appropriate
23 measures of need for low-income housing. The analysis shall include
24 the number and types of projects that counties have developed using the
25 funds collected under this act. The analysis shall be completed by
26 September 2003, and updated every two years thereafter.

27 **Sec. 5.** RCW 18.85.540 and 1999 c 192 s 3 are each amended to read
28 as follows:

29 (1) The purpose of a real estate research center in Washington
30 state is to provide credible research, value-added information,
31 education services, and project-oriented research to real estate
32 licensees, real estate consumers, real estate service providers,
33 institutional customers, public agencies, and communities in Washington
34 state and the Pacific Northwest region. The center may:

35 (a) Conduct studies and research on affordable housing and
36 strategies to meet the affordable housing needs of the state;

1 (b) Conduct studies in all areas directly or indirectly related to
2 real estate and urban or rural economics and economically isolated
3 communities;

4 (c) Disseminate findings and results of real estate research
5 conducted at or by the center or elsewhere, using a variety of
6 dissemination media;

7 (d) Supply research results and educational expertise to the
8 Washington state real estate commission to support its regulatory
9 functions, as requested;

10 (e) Prepare information of interest to real estate consumers and
11 make the information available to the general public, universities, or
12 colleges, and appropriate state agencies;

13 (f) Encourage economic growth and development within the state of
14 Washington;

15 (g) Support the professional development and continuing education
16 of real estate licensees in Washington; ((and))

17 (h) Study and recommend changes in state statutes relating to real
18 estate; and

19 (i) Develop a vacancy rate standard for low-income housing in the
20 state.

21 (2) The director shall establish a memorandum of understanding with
22 an institution of higher learning that establishes a real estate
23 research center for the purposes under subsection (1) of this section.

24 (3) This section expires September 30, 2005.

25 **Sec. 6.** RCW 43.185.050 and 1994 c 160 s 1 are each amended to read
26 as follows:

27 (1) The department shall use moneys from the housing trust fund and
28 other legislative appropriations to finance in whole or in part any
29 loans or grant projects that will provide housing for persons and
30 families with special housing needs and with incomes at or below fifty
31 percent of the median family income for the county or standard
32 metropolitan statistical area where the project is located. At least
33 thirty percent of these moneys used in any given funding cycle shall be
34 for the benefit of projects located in rural areas of the state as
35 defined by the department. If the department determines that it has
36 not received an adequate number of suitable applications for rural
37 projects during any given funding cycle, the department may allocate
38 unused moneys for projects in nonrural areas of the state.

1 (2) Activities eligible for assistance from the housing trust fund
2 and other legislative appropriations include, but are not limited to:
3 (a) New construction, rehabilitation, or acquisition of low and
4 very low-income housing units;
5 (b) Rent subsidies;
6 (c) Matching funds for social services directly related to
7 providing housing for special-need tenants in assisted projects;
8 (d) Technical assistance, design and finance services and
9 consultation, and administrative costs for eligible nonprofit community
10 or neighborhood-based organizations;
11 (e) Administrative costs for housing assistance groups or
12 organizations when such grant or loan will substantially increase the
13 recipient's access to housing funds other than those available under
14 this chapter;
15 (f) Shelters and related services for the homeless, including
16 emergency shelters and overnight youth shelters;
17 (g) Mortgage subsidies, including temporary rental and mortgage
18 payment subsidies to prevent homelessness;
19 (h) Mortgage insurance guarantee or payments for eligible projects;
20 (i) Down payment or closing cost assistance for eligible first-time
21 home buyers;
22 (j) Acquisition of housing units for the purpose of preservation as
23 low-income or very low-income housing; and
24 (k) Projects making housing more accessible to families with
25 members who have disabilities.

26 (3) Legislative appropriations from capital bond proceeds may be
27 used only for the costs of projects authorized under subsection (2)(a),
28 (i), and (j) of this section, and not for the administrative costs of
29 the department.

30 (4) Moneys from repayment of loans from appropriations from capital
31 bond proceeds may be used for all activities necessary for the proper
32 functioning of the housing assistance program except for activities
33 authorized under subsection (2)(b) and (c) of this section.

34 (5) Administrative costs of the department shall not exceed four
35 percent of the annual funds available for the housing assistance
36 program."

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2 By Committee on Ways & Means

3 ADOPTED 03/07/02

4 On page 1, line 3 of the title, after "projects;" strike the
5 remainder of the title and insert "amending RCW 36.18.010, 18.85.540,
6 and 43.185.050; adding a new section to chapter 36.22 RCW; adding a new
7 section to chapter 43.330 RCW; and creating a new section."

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