

---

HOUSE BILL 1562

---

State of Washington                      53rd Legislature                      1993 Regular Session

By Representatives Brown, Dellwo, H. Myers, Orr, Mastin and J. Kohl

Read first time 02/01/93. Referred to Committee on Local Government.

1            AN ACT Relating to the authority of counties, cities, and towns to  
2 exceed statutory property tax limitations for the purpose of financing  
3 affordable housing for very low-income households; adding a new section  
4 to chapter 84.52 RCW; and creating a new section.

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

6            NEW SECTION.    **Sec. 1.** The legislature finds that:

7            (1) Many very low-income residents of the state of Washington are  
8 unable to afford housing that is decent, safe, and appropriate to their  
9 living needs;

10           (2) Recent federal housing legislation conditions funding for  
11 affordable housing on the availability of local matching funds;

12           (3) Current statutory debt limitations may impair the ability of  
13 counties, cities, and towns to meet federal matching requirements and,  
14 as a consequence, may impair the ability of such counties, cities, and  
15 towns to develop appropriate and effective strategies to increase the  
16 availability of safe, decent, and appropriate housing that is  
17 affordable to very low-income households; and

18           (4) It is in the public interest to encourage counties, cities, and  
19 towns to develop locally based affordable housing financing plans

1 designed to expand the availability of housing that is decent, safe,  
2 affordable, and appropriate to the living needs of very low-income  
3 households of the counties, cities, and towns.

4 NEW SECTION. **Sec. 2.** A new section is added to chapter 84.52 RCW  
5 to read as follows:

6 (1)(a) Notwithstanding the limitations set forth in chapter 84.55  
7 RCW, a taxing district may impose an additional regular property tax  
8 levy in excess of the limit established by RCW 84.52.043 up to an  
9 amount that does not exceed fifty cents per one thousand dollars of  
10 assessed value of property in the taxing district in each year for up  
11 to ten consecutive years when specifically authorized to do so by a  
12 majority of the voters of the taxing district voting on the proposition  
13 approving a proposition authorizing the levies submitted at a general  
14 or special election. The ballot proposition must conform with RCW  
15 84.52.054.

16 (b) If exercise of the authority conferred under this section will  
17 result in the aggregate of all taxes levied upon real property in the  
18 taxing district exceeding one percent of the assessed value of the  
19 property, the levy authority granted under this section requires an  
20 affirmative vote by a majority of three-fifths of the voters of the  
21 taxing district voting on the proposition to levy in a general or  
22 special election in which the number of voters voting on the  
23 proposition to levy exceeds forty percent of the total votes cast in  
24 the taxing district at the preceding general election.

25 (2) The levy authority granted under this section may not be  
26 exercised by the local taxing district until:

27 (a) The governing body of the local taxing district declares the  
28 existence of an emergency with respect to the housing that is  
29 affordable to very low-income households in the taxing district; and

30 (b) The governing body of the local taxing district adopts an  
31 affordable housing financing plan to serve as the plan for expenditure  
32 of funds raised by a levy authorized under this section, and that the  
33 governing body determines that the affordable housing financing plan is  
34 consistent with either the locally adopted or state adopted  
35 comprehensive housing affordability strategy, required under the  
36 Cranston-Gonzalez national affordable housing act (42 U.S.C. Sec.  
37 12701, et seq.), as amended.

38 (3) The following definitions apply throughout this section.

1 (a) "Taxing district" means a county, city, or town.

2 (b) "Very low-income household" means a single person, family, or  
3 unrelated persons living together whose income is at or below fifty  
4 percent of the median income, as determined by the United States  
5 department of housing and urban development, with adjustments for  
6 household size, for the county where the taxing district is located.

--- END ---