

EHB 2694-CC - S AMD 799  
By Senator Benton

1 Strike everything after the enacting clause and insert the  
2 following:

3 "Sec. 1. RCW 36.22.178 and 2002 c 294 s 2 are each amended to read  
4 as follows:

5 (1) Except as provided in subsection (2) of this section, a  
6 surcharge of ten dollars per instrument shall be charged by the county  
7 auditor for each document recorded, which will be in addition to any  
8 other charge authorized by law. The auditor may retain up to five  
9 percent of these funds collected to administer the collection of these  
10 funds. Of the remaining funds, forty percent of the revenue generated  
11 through this surcharge will be transmitted monthly to the state  
12 treasurer who will deposit the funds into the Washington housing trust  
13 account. The office of community development of the department of  
14 community, trade, and economic development will develop guidelines for  
15 the use of these funds to support building operation and maintenance  
16 costs of housing projects or units within housing projects that are  
17 affordable to extremely low-income persons with incomes at or below  
18 thirty percent of the area median income, and that require a supplement  
19 to rent income to cover ongoing operating expenses. (~~Sixty percent of~~  
20 ~~the revenue~~) All of the remaining funds generated by this surcharge  
21 will be retained by the county and be deposited into a fund that must  
22 be used by the county and its cities and towns for housing projects or  
23 units within housing projects that are affordable to very low-income  
24 persons with incomes at or below fifty percent of the area median  
25 income. The portion of the surcharge retained by a county shall be  
26 allocated to very low-income housing projects or units within such  
27 housing projects in the county and the cities within a county according  
28 to an interlocal agreement between the county and the cities within the  
29 county, consistent with countywide and local housing needs and  
30 policies. The funds generated with this surcharge shall not be used  
31 for construction of new housing if at (~~any~~) the time funds are

1 dedicated for this purpose the vacancy rate for available low-income  
2 housing within the county rises above ten percent, unless the new  
3 housing is constructed to provide housing to identifiable populations  
4 of disabled persons, senior citizens, homeless persons or families,  
5 seasonal farm workers, or victims of domestic violence within the  
6 county or within a city or town within the county, and it is determined  
7 through a public review process that these housing needs are not being  
8 adequately served by the existing private or public housing. The  
9 vacancy rate for each county shall be developed using the state low-  
10 income vacancy rate standard developed under subsection (3) of this  
11 section. Permissible uses of these local funds are limited to and  
12 equal consideration shall be given to:

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

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

22 (c) Supporting building operation and maintenance costs of housing  
23 projects or units within housing projects eligible to receive, but not  
24 built with, housing trust funds, that are affordable to very low-income  
25 persons with incomes at or below thirty percent of the area median  
26 income, and that require a supplement to rent income to cover ongoing  
27 operating expenses;

28 (d) Rental assistance vouchers, payable to a landlord, including  
29 rental assistance or vouchers for payment of first and last month's  
30 rent and security and other deposits required of all other new tenants  
31 by a landlord, for housing projects or units within housing projects  
32 that are affordable to very low-income persons with incomes at or below  
33 fifty percent of the area median income, to be administered (~~by a~~  
34 ~~local public housing authority or other local organization that has an~~  
35 ~~existing rental assistance voucher program,~~) consistent with the  
36 United States department of housing and urban development's section 8  
37 rental assistance voucher program standards regarding dwelling  
38 inspections, lease terms, affordability, eligibility for receiving

1 rental assistance vouchers, and grounds for eviction and termination of  
2 receipt of voucher funds; and

3 ((~~d~~)) (e) Operating costs for emergency shelters and licensed  
4 overnight youth shelters.

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

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

10 **Sec. 2.** RCW 18.85.540 and 2002 c 294 s 5 are each amended to read  
11 as follows:

12 (1) The purpose of a real estate research center in Washington  
13 state is to provide credible research, value-added information,  
14 education services, and project-oriented research to real estate  
15 licensees, real estate consumers, real estate service providers,  
16 institutional customers, public agencies, and communities in Washington  
17 state and the Pacific Northwest region. The center may:

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

20 (b) Conduct studies in all areas directly or indirectly related to  
21 real estate and urban or rural economics and economically isolated  
22 communities;

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

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

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

32 (f) Encourage economic growth and development within the state of  
33 Washington;

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

36 (h) Study and recommend changes in state statutes relating to real  
37 estate; and

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

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

6 (3) This section expires September 30, 2005."

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7 On page 1, line 2 of the title, after "projects;" strike the  
8 remainder of the title and insert "and amending RCW 36.22.178 and  
9 18.85.540."

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