
HOUSE BILL 1996

State of Washington

58th Legislature

2003 Regular Session

By Representatives Morrell, McDonald and Kagi

Read first time 02/19/2003. Referred to Committee on Local Government.

1 AN ACT Relating to clarifying that building operation and
2 maintenance costs of housing projects or units within housing projects
3 eligible to receive housing trust funds, that are affordable to very
4 low-income persons with incomes at or below fifty percent of the area
5 median income, are eligible for local funds; and amending RCW
6 36.22.178.

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

8 **Sec. 1.** RCW 36.22.178 and 2002 c 294 s 2 are each amended to read
9 as follows:

10 (1) Except as provided in subsection (2) of this section, a
11 surcharge of ten dollars per instrument shall be charged by the county
12 auditor for each document recorded, which will be in addition to any
13 other charge authorized by law. The auditor may retain up to five
14 percent of these funds collected to administer the collection of these
15 funds. Of the remaining funds, forty percent of the revenue generated
16 through this surcharge will be transmitted monthly to the state
17 treasurer who will deposit the funds into the Washington housing trust
18 account. The office of community development of the department of
19 community, trade, and economic development will develop guidelines for

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

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

26 (b) Supporting building operation and maintenance costs of housing
27 projects or units within housing projects (~~(built with)~~) eligible to
28 receive housing trust funds, that are affordable to very low-income
29 persons with incomes at or below fifty percent of the area median
30 income, and that require a supplement to rent income to cover ongoing
31 operating expenses;

32 (c) Rental assistance vouchers for housing projects or units within
33 housing projects that are affordable to very low-income persons with
34 incomes at or below fifty percent of the area median income, to be
35 administered by a local public housing authority or other local
36 organization that has an existing rental assistance voucher program,
37 consistent with the United States department of housing and urban

1 development's section 8 rental assistance voucher program standards;
2 and

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

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