
SECOND SUBSTITUTE HOUSE BILL 2163

State of Washington

59th Legislature

2005 Regular Session

By House Committee on Appropriations (originally sponsored by Representatives Ormsby, Holmquist, Miloscia, Williams, Flannigan, Chase, Dickerson, Sells, Ericks, Dunn, Wood, Green, Linville, Springer, Pettigrew, Kenney, O'Brien, Santos, Kagi, Fromhold and Schual-Berke)

READ FIRST TIME 03/07/05.

1 AN ACT Relating to preventing and ending homelessness in the state
2 of Washington; amending RCW 36.22.178, 36.18.010, 43.185B.005, and
3 43.185B.009; adding new sections to chapter 36.22 RCW; adding a new
4 chapter to Title 43 RCW; and providing an effective date.

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

6 NEW SECTION. **Sec. 1.** Despite laudable efforts by all levels of
7 government, private individuals, nonprofit organizations, and
8 charitable foundations to end homelessness, the number of homeless
9 persons in Washington is unacceptably high. The state's homeless
10 population, furthermore, includes a large number of families with
11 children, youth, and employed persons. The legislature finds that the
12 fiscal and societal costs of homelessness are high for both the public
13 and private sectors, and that ending homelessness should be a goal for
14 state and local government.

15 The legislature finds that there are many causes of homelessness,
16 including a shortage of affordable housing; a shortage of family-wage
17 jobs which undermines housing affordability; a lack of an accessible
18 and affordable health care system available to all who suffer from

1 physical and mental illnesses and chemical and alcohol dependency;
2 domestic violence; and a lack of education and job skills necessary to
3 acquire adequate wage jobs in the economy of the twenty-first century.

4 The support and commitment of all sectors of the statewide
5 community is critical to the chances of success in ending homelessness
6 in Washington. While the provision of housing and housing-related
7 services to the homeless should be administered at the local level to
8 best address specific community needs, the legislature also recognizes
9 the need for the state to play a primary coordinating, supporting, and
10 monitoring role. There must be a clear assignment of responsibilities
11 and a clear statement of achievable and quantifiable goals. Systematic
12 statewide data collection on homelessness in Washington must be a
13 critical component of such a program enabling the state to work with
14 local governments to count homeless persons and assist them in finding
15 housing.

16 The systematic collection and rigorous evaluation of homeless data,
17 a search for and implementation through adequate resource allocation of
18 best practices, and the systematic measurement of progress toward
19 interim goals and the ultimate goal of ending homelessness are all
20 necessary components of a statewide effort to end homelessness in
21 Washington by July 1, 2015.

22 NEW SECTION. **Sec. 2.** This chapter may be known and cited as the
23 homelessness housing and assistance act.

24 NEW SECTION. **Sec. 3.** The definitions in this section apply
25 throughout this chapter unless the context clearly requires otherwise.

26 (1) "Department" means the department of community, trade, and
27 economic development.

28 (2) "Director" means the director of the department of community,
29 trade, and economic development.

30 (3) "Homeless person" means an individual living without permanent
31 shelter, including an individual living outside, in an emergency
32 shelter, or in a temporary housing program which may include a
33 transitional and supportive housing program if habitation time limits
34 exist.

35 (4) "Washington homeless census" means an annual statewide census
36 conducted as a collaborative effort by towns, cities, counties,

1 community-based organizations, and state agencies, with the technical
2 support and coordination of the department, to count and collect data
3 on all homeless individuals in Washington.

4 (5) "Homeless housing account" means the state treasury account
5 receiving the state's portion of income from revenue from the sources
6 established by section 9 of this act.

7 (6) "Homeless housing grant program" means the vehicle by which
8 competitive grants are awarded by the department, utilizing moneys from
9 the homeless housing account, to local governments for programs
10 directly related to housing homeless individuals and families,
11 addressing the root causes of homelessness, preventing homelessness,
12 collecting data on homeless individuals, and other efforts directly
13 related to housing homeless persons.

14 (7) "Local government" means a county government in the state of
15 Washington or a city government, if the legislative authority of the
16 city affirmatively elects to accept the responsibility for housing
17 homeless persons within its borders.

18 (8) "Housing continuum" means the progression of individuals along
19 a housing-focused continuum with homelessness at one end and
20 homeownership at the other.

21 (9) "Local homeless housing advisory council" means a voluntary
22 local committee created to advise a local government on the creation of
23 a local homeless housing strategic plan and participate in a local
24 homeless housing program. It must include at least one homeless or
25 formerly homeless person, and if feasible, a representative of a
26 private nonprofit organization with experience in low-income housing.

27 (10) "Long-term private or public housing" and "permanent shelter"
28 mean subsidized and unsubsidized rental or owner-occupied housing in
29 which there is no established time limit for habitation of less than
30 two years.

31 (11) "Interagency council on homelessness" means a committee
32 appointed by the governor and consisting of, at least, the director of
33 the department; the secretary of the department of corrections; the
34 secretary of the department of social and health services; the director
35 of the department of veterans affairs; and the secretary of the
36 department of health, or their designees.

37 (12) "Homeless population" means, at the time of the first
38 statewide homeless census, the number of persons living without housing

1 or in temporary shelters, and after that time it shall mean the number
2 living without housing, including those who have refused a bona fide
3 offer of housing under the local homeless housing plan, or in temporary
4 shelter as of that later date plus the number who have successfully
5 secured and remain in transitional or permanent housing under the local
6 plan since the date of the first homeless census, or having secured
7 such housing, have moved out of the local area.

8 (13) "Performance measurement" means the process of comparing
9 specific measures of success against ultimate and interim goals.

10 (14) "Community action agency" means a nonprofit private or public
11 organization established under the economic opportunity act of 1964.

12 (15) "Housing authority" means any of the public corporations
13 created by chapter 35.82 RCW.

14 (16) "Homeless housing program" means the program authorized under
15 this chapter as administered by the department at the state level and
16 by the local government at the local level.

17 NEW SECTION. **Sec. 4.** There is created within the department the
18 homeless housing program to develop and coordinate a statewide
19 strategic plan aimed at housing homeless persons. The program shall be
20 developed and administered by the department with advice and input from
21 the affordable housing advisory board established in RCW 43.185B.020.

22 NEW SECTION. **Sec. 5.** The department shall annually conduct a
23 Washington homeless census or count consistent with the requirements of
24 RCW 43.63A.655. The census shall make every effort to count all
25 homeless individuals living outdoors, in shelters, and in transitional
26 housing, coordinated, when reasonably feasible, with already existing
27 homeless census projects including those funded in part by the United
28 States department of housing and urban development under the McKinney-
29 Vento homeless assistance program. The department shall determine, in
30 consultation with local governments, the data to be collected.

31 All personal information collected in the census is confidential,
32 and the department and each local government shall take all necessary
33 steps to protect the identity and confidentiality of each person
34 counted.

35 The department and each local government are prohibited from
36 disclosing any personally identifying information about any homeless

1 individual when there is reason to believe or evidence indicating that
2 the homeless individual is an adult or minor victim of domestic
3 violence, dating violence, sexual assault, or stalking or is the parent
4 or guardian of a child victim of domestic violence, dating violence,
5 sexual assault, or stalking; or revealing other confidential
6 information regarding HIV/AIDS status, as found in RCW 70.24.105. The
7 department and each local government shall not ask any homeless housing
8 provider to disclose personally identifying information about any
9 homeless individuals when the providers implementing those programs
10 have reason to believe or evidence indicating that those clients are
11 adult or minor victims of domestic violence, dating violence, sexual
12 assault, or stalking or are the parents or guardians of child victims
13 of domestic violence, dating violence, sexual assault, or stalking.

14 The Washington homeless census shall be conducted annually on a
15 schedule created by the department. The department shall make summary
16 data by county available to the public each year. This data, and its
17 analysis, shall be included in the department's annual updated homeless
18 housing program strategic plan.

19 NEW SECTION. **Sec. 6.** Six months after the first Washington
20 homeless census, the department shall, in consultation with the
21 interagency council on homelessness and the affordable housing advisory
22 board, prepare and publish a ten-year homeless housing program
23 strategic plan which shall outline statewide goals and performance
24 measures and shall be coordinated with the plan for homeless families
25 with children required under RCW 43.63A.650. Local governments' ten-
26 year homeless housing strategic plans shall not be substantially
27 inconsistent with the goals and program recommendations of the state
28 plan.

29 Program outcomes and performance measures and goals shall be
30 created by the department and reflected in the department's homeless
31 housing strategic plan as well as interim goals against which state and
32 local governments' performance may be measured, including by the end of
33 year one, completion of the first census as described in section 5 of
34 this act; and by the end of each subsequent year, a goal or goals
35 common to all local programs which are measurable and the achievement
36 of which would move that community toward housing its homeless
37 population.

1 The department shall report annually to the governor and the
2 appropriate committees of the legislature an assessment of its
3 performance in addressing the statewide homeless problem, and the
4 performance of each participating local government in creating and
5 executing a local homeless housing plan which meets the requirements of
6 this chapter.

7 NEW SECTION. **Sec. 7.** Each local government shall create a local
8 homeless housing advisory council consisting of representatives from
9 the community and stakeholder groups, including one or more homeless or
10 formerly homeless individuals.

11 In lieu of creating a new local homeless housing advisory council,
12 a local government may designate an existing governmental or nonprofit
13 body which substantially conforms to this section and which includes at
14 least one homeless or formerly homeless individual.

15 NEW SECTION. **Sec. 8.** Each local government shall prepare a ten-
16 year homeless housing plan for its jurisdictional area which shall be
17 not inconsistent with the department's statewide ten-year plan. This
18 local plan shall be updated annually and submitted to the department
19 for approval as to consistency with the state plan. Local plans may
20 include specific local performance measures adopted by the local
21 government legislative authority, and may include recommendations for
22 any state legislation needed to meet goals.

23 NEW SECTION. **Sec. 9.** A new section is added to chapter 36.22 RCW
24 to read as follows:

25 (1) In addition to the surcharge authorized in RCW 36.22.178, and
26 except as provided in subsection (2) of this section, an additional
27 surcharge of ten dollars shall be charged by the county auditor for
28 each document recorded, which will be in addition to any other charge
29 allowed by law. The funds collected pursuant to this section are to be
30 distributed and used as follows:

31 (a) The auditor shall remit sixty percent to the county, twelve and
32 one-half percent of which may be used by the county for administrative
33 costs related to its homeless housing plan, and the remainder for
34 programs which directly accomplish the goals of the county's strategic
35 plan to end homelessness, except that for each city in the county which

1 elects as authorized in section 13 of this act to operate its own
2 homeless housing program, the surcharge assessed under this section and
3 paid in connection with transactions in that city shall be transmitted
4 quarterly to the city treasurer, without any deduction for county
5 administrative costs, for use by the city for program costs which
6 directly contribute to the goals of the city's strategic plan to end
7 homelessness; of the funds received by the city, it may use twelve and
8 one-half percent for administrative costs for its homeless housing
9 program.

10 (b) The auditor shall remit forty percent to the state treasurer
11 for deposit in the homeless housing account. The department may use
12 twelve and one-half percent of this amount for administration of the
13 program established in section 4 of this act. The remaining eighty-
14 seven and one-half percent is to be distributed by the department
15 through the homeless housing grant program.

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

18 NEW SECTION. **Sec. 10.** The homeless housing account is created in
19 the custody of the state treasurer. The state's portion of the
20 surcharge established in section 9 of this act must be deposited in the
21 account. Expenditures from the account may be used only for the
22 homeless housing program as described in this chapter. Only the
23 director or the director's designee may authorize expenditures from the
24 account. The account is subject to allotment procedures under chapter
25 43.88 RCW, but an appropriation is not required for expenditures.

26 NEW SECTION. **Sec. 11.** A new section is added to chapter 36.22 RCW
27 to read as follows:

28 (1) In addition to the surcharges authorized in RCW 36.22.178 and
29 section 9 of this act, and except as provided in subsection (2) of this
30 section, an additional surcharge of five dollars may be authorized by
31 the legislative authority of the county and charged by the county
32 auditor for each document recorded, which will be in addition to any
33 other charge allowed by law. The funds collected pursuant to this
34 section are to be retained by the county, except that the funds
35 collected in connection with a transaction in a city which operates its
36 own homeless housing program under section 13 of this act shall be

1 transmitted quarterly to that city, and the county or city shall use
2 these funds solely for the purposes authorized in section 9 of this
3 act. However, the county or city operating a homeless housing program
4 under chapter 43.-- RCW (sections 1 through 8, 10, 12 through 19, 22,
5 25, and 26 of this act) may retain twelve and one-half percent of the
6 funds collected under the surcharge authorized by this section solely
7 for use in administering the homeless housing program. These funds may
8 be allocated to any entity performing administration of a county or
9 city's homeless housing program.

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

12 NEW SECTION. **Sec. 12.** (1) During each calendar year in which
13 moneys from the homeless housing account are available for use by the
14 department for the homeless housing grant program, the department shall
15 announce to all Washington counties, participating cities, and through
16 major media throughout the state, a grant application period of at
17 least ninety days' duration. This announcement will be made as often
18 as the director deems appropriate for proper utilization of resources.
19 The department shall then promptly grant as many applications as will
20 utilize available funds, less appropriate administrative costs of the
21 department as described in section 9 of this act.

22 (2) The department will develop, with advice and input from the
23 affordable housing advisory board established in RCW 43.185B.020,
24 criteria to evaluate grant applications.

25 (3) The department may approve applications only if they are
26 consistent with the local and state homeless housing program strategic
27 plans. The department may give preference to applications based on
28 some or all of the following criteria:

29 (a) The total homeless population in the applicant local government
30 service area, as reported by the most recent annual Washington homeless
31 census;

32 (b) Current local expenditures to provide housing for the homeless
33 and to address the underlying causes of homelessness as described in
34 section 1 of this act;

35 (c) Local government and private contributions pledged to the
36 program in the form of matching funds, property, infrastructure
37 improvements, and other contributions; and the degree of leveraging of

1 other funds from local government or private sources for the program
2 for which funds are being requested, to include recipient contributions
3 to total project costs, including allied contributions from other
4 sources such as professional, craft and trade services, and lender
5 interest rate subsidies;

6 (d) Construction projects that demonstrate a strong probability of
7 serving homeless individuals or families for a period of at least
8 twenty-five years;

9 (e) Projects which demonstrate serving homeless populations with
10 the greatest needs, including projects that serve special needs
11 populations;

12 (f) The degree to which the applicant project represents a
13 collaboration between local governments, nonprofit community-based
14 organizations, local and state agencies, and the private sector,
15 especially through its integration with the coordinated and
16 comprehensive plan for homeless families with children required under
17 RCW 43.63A.650;

18 (g) The cooperation of the local government in the annual
19 Washington homeless census project;

20 (h) The commitment of the local government and any subcontracting
21 local governments, nonprofit organizations, and for-profit entities to
22 employ a diverse work force;

23 (i) The extent, if any, that the local homeless population is
24 disproportionate to the revenues collected under this chapter, RCW
25 36.22.178, and sections 9 and 11 of this act; and

26 (j) Other elements shown by the applicant to be directly related to
27 the goal and the department's state strategic plan.

28 NEW SECTION. **Sec. 13.** Only a local government is eligible to
29 receive a homeless housing grant from the homeless housing account.
30 Any city may assert responsibility for homeless housing within its
31 borders if it so chooses, by forwarding a resolution to the board of
32 county commissioners stating its intention and its commitment to
33 operate a separate homeless housing program. The city shall then
34 receive the portion of the county funds attributable to document
35 recordings involving transactions within the city. A participating
36 city may also then apply separately and individually for homeless

1 housing program grants. A city choosing to operate a separate homeless
2 housing program is responsible for complying with all of the same
3 reporting requirements as counties.

4 Local governments applying for homeless housing funds may
5 subcontract with any other local government, nonprofit community-based
6 organization, or private entity for the execution of programs
7 contributing to the overall goal of ending homelessness within a
8 defined service area. All subcontracts shall be consistent with the
9 local homeless housing plan adopted by the legislative authority of the
10 local government and filed with the department and shall have specific
11 performance terms. As an alternative to a separate plan, two or more
12 local governments may work in concert to develop and execute a joint
13 homeless housing strategic plan, or to contract with another entity to
14 do so. While a local government has the authority to subcontract with
15 other entities, the local government continues to maintain the ultimate
16 responsibility for the homeless housing program within its borders.

17 NEW SECTION. **Sec. 14.** The department shall allocate grant moneys
18 from the homeless housing account to finance in whole or in part
19 programs and projects in approved local government plans to assist
20 homeless individuals and families gain access to adequate housing,
21 prevent at-risk individuals from becoming homeless, address the root
22 causes of homelessness, track and report on homeless-related data, and
23 facilitate the movement of homeless or formerly homeless individuals
24 along the housing continuum toward more stable and independent housing.
25 The department may issue criteria or guidelines to guide local
26 governments in the application process.

27 NEW SECTION. **Sec. 15.** The department shall develop a consistent
28 statewide data gathering instrument to monitor the performance of grant
29 recipients in order to determine compliance with the terms and
30 conditions set forth in the grant application or required by the
31 department.

32 NEW SECTION. **Sec. 16.** The department shall provide technical
33 assistance to any participating local government that requests such
34 assistance. Technical assistance activities may include:

1 (1) Assisting local governments to identify appropriate parties to
2 participate on local homeless housing advisory councils;

3 (2) Assisting local governments to identify appropriate service
4 providers with which the local governments may subcontract for service
5 provision and development activities, when necessary;

6 (3) Assisting local governments to implement or expand homeless
7 census programs to meet homeless housing program requirements;

8 (4) Assisting in the identification of "best practices" from other
9 areas;

10 (5) Assisting in identifying additional funding sources for
11 specific projects; and

12 (6) Training local government and subcontractor staff.

13 NEW SECTION. **Sec. 17.** The department shall establish a uniform
14 process for participating local governments to report progress toward
15 reducing homelessness and meeting locally established goals.

16 NEW SECTION. **Sec. 18.** The department may adopt such rules as may
17 be necessary to effect the purposes of this chapter.

18 NEW SECTION. **Sec. 19.** The department shall ensure that the
19 state's interest is protected upon the development, use, sale, or
20 change of use of projects constructed, acquired, or financed in whole
21 or in part through the homeless housing grant program. These policies
22 may include, but are not limited to: (1) Requiring a share of the
23 appreciation in the project in proportion to the state's contribution
24 to the project, or (2) requiring a lump sum repayment of the grant upon
25 the sale or change of use of the project.

26 **Sec. 20.** RCW 36.22.178 and 2002 c 294 s 2 are each amended to read
27 as follows:

28 (1) Except as provided in subsection (2) of this section, a
29 surcharge of ten dollars per instrument shall be charged by the county
30 auditor for each document recorded, which will be in addition to any
31 other charge authorized by law. The ((auditor)) county may retain up
32 to five percent of these funds collected ((to administer)) solely for
33 the collection, administration, and local distribution of these funds.
34 Of the remaining funds, forty percent of the revenue generated through

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

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

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

36 (c) Rental assistance vouchers for housing projects or units within
37 housing projects that are affordable to very low-income persons with
38 incomes at or below fifty percent of the area median income, to be

1 administered by a local public housing authority or other local
2 organization that has an existing rental assistance voucher program,
3 consistent with the United States department of housing and urban
4 development's section 8 rental assistance voucher program standards;
5 and

6 (d) Operating costs for emergency shelters and licensed overnight
7 youth shelters.

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

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

13 **Sec. 21.** RCW 36.18.010 and 2002 c 294 s 3 are each amended to read
14 as follows:

15 County auditors or recording officers shall collect the following
16 fees for their official services:

17 For recording instruments, for the first page eight and one-half by
18 fourteen inches or less, five dollars; for each additional page eight
19 and one-half by fourteen inches or less, one dollar. The fee for
20 recording multiple transactions contained in one instrument will be
21 calculated for each transaction requiring separate indexing as required
22 under RCW 65.04.050 as follows: The fee for each title or transaction
23 is the same fee as the first page of any additional recorded document;
24 the fee for additional pages is the same fee as for any additional
25 pages for any recorded document; the fee for the additional pages may
26 be collected only once and may not be collected for each title or
27 transaction;

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

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

33 For administering an oath or taking an affidavit, with or without
34 seal, two dollars;

35 For issuing a marriage license, eight dollars, (this fee includes
36 taking necessary affidavits, filing returns, indexing, and transmittal
37 of a record of the marriage to the state registrar of vital statistics)

1 plus an additional five-dollar fee for use and support of the
2 prevention of child abuse and neglect activities to be transmitted
3 monthly to the state treasurer and deposited in the state general fund
4 plus an additional ten-dollar fee to be transmitted monthly to the
5 state treasurer and deposited in the state general fund. The
6 legislature intends to appropriate an amount at least equal to the
7 revenue generated by this fee for the purposes of the displaced
8 homemaker act, chapter 28B.04 RCW;

9 For searching records per hour, eight dollars;

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

14 For recording of miscellaneous records not listed above, for the
15 first page eight and one-half by fourteen inches or less, five dollars;
16 for each additional page eight and one-half by fourteen inches or less,
17 one dollar;

18 For modernization and improvement of the recording and indexing
19 system, a surcharge as provided in RCW 36.22.170((-));

20 For recording an emergency nonstandard document as provided in RCW
21 65.04.047, fifty dollars, in addition to all other applicable recording
22 fees((-));

23 For recording instruments, a surcharge as provided in RCW
24 36.22.178;

25 For recording instruments, a surcharge as provided in section 9 of
26 this act; and

27 For recording instruments, a surcharge as provided in section 11 of
28 this act.

29 NEW SECTION. **Sec. 22.** The department of social and health
30 services shall exempt payments to individuals provided under this
31 chapter when determining eligibility for public assistance.

32 **Sec. 23.** RCW 43.185B.005 and 1993 c 478 s 1 are each amended to
33 read as follows:

34 (1) The legislature finds that:

35 (a) Housing is of vital statewide importance to the health, safety,
36 and welfare of the residents of the state;

1 (b) Reducing homelessness and moving individuals and families
2 toward stable, affordable housing is of vital statewide importance;

3 (c) Safe, affordable housing is an essential factor in stabilizing
4 communities;

5 ~~((+e))~~ (d) Residents must have a choice of housing opportunities
6 within the community where they choose to live;

7 ~~((+d))~~ (e) Housing markets are linked to a healthy economy and can
8 contribute to the state's economy;

9 ~~((+e))~~ (f) Land supply is a major contributor to the cost of
10 housing;

11 ~~((+f))~~ (g) Housing must be an integral component of any
12 comprehensive community and economic development strategy;

13 ~~((+g))~~ (h) State and local government must continue working
14 cooperatively toward the enhancement of increased housing units by
15 reviewing, updating, and removing conflicting regulatory language;

16 ~~((+h))~~ (i) State and local government should work together in
17 developing creative ways to reduce the shortage of housing;

18 ~~((+i))~~ (j) The lack of a coordinated state housing policy inhibits
19 the effective delivery of housing for some of the state's most
20 vulnerable citizens and those with limited incomes; and

21 ~~((+j))~~ (k) It is in the public interest to adopt a statement of
22 housing policy objectives.

23 (2) The legislature declares that the purposes of the Washington
24 housing policy act are to:

25 (a) Provide policy direction to the public and private sectors in
26 their attempt to meet the shelter needs of Washington residents;

27 (b) Reevaluate housing and housing-related programs and policies in
28 order to ensure proper coordination of those programs and policies to
29 meet the housing needs of Washington residents;

30 (c) Improve the delivery of state services and assistance to very
31 low-income and low-income households and special needs populations;

32 (d) Strengthen partnerships among all levels of government, and the
33 public and private sectors, including for-profit and nonprofit
34 organizations, in the production and operation of housing to targeted
35 populations including low-income and moderate-income households;

36 (e) Increase the supply of housing for persons with special needs;

37 (f) Encourage collaborative planning with social service providers;

- 1 (g) Encourage financial institutions to increase residential
- 2 mortgage lending; and
- 3 (h) Coordinate housing into comprehensive community and economic
- 4 development strategies at the state and local level.

5 **Sec. 24.** RCW 43.185B.009 and 1993 c 478 s 3 are each amended to
6 read as follows:

7 The objectives of the Washington housing policy act shall be to
8 attain the state's goal of a decent home in a healthy, safe environment
9 for every resident of the state by strengthening public and private
10 institutions that are able to:

11 (1) Develop an adequate and affordable supply of housing for all
12 economic segments of the population, including the destitute;

13 (2) Identify and reduce the causal factors preventing the state
14 from reaching its goal;

15 (3) Assist very low-income and special needs households who cannot
16 obtain affordable, safe, and adequate housing in the private market;

17 ~~((3))~~ (4) Encourage and maintain home ownership opportunities;

18 ~~((4))~~ (5) Reduce life-cycle housing costs while preserving public
19 health and safety;

20 ~~((5))~~ (6) Preserve the supply of existing affordable housing;

21 ~~((6))~~ (7) Provide housing for special needs populations;

22 ~~((7))~~ (8) Ensure fair and equal access to the housing market;

23 ~~((8))~~ (9) Increase the availability of mortgage credit at low
24 interest rates; and

25 ~~((9))~~ (10) Coordinate and be consistent with the goals,
26 objectives, and required housing element of the comprehensive plan in
27 the state's growth management act in RCW 36.70A.070.

28 NEW SECTION. **Sec. 25.** If any part of this act is found to be in
29 conflict with federal requirements that are a prescribed condition to
30 the allocation of federal funds to the state, the conflicting part of
31 this act is inoperative solely to the extent of the conflict and with
32 respect to the agencies directly affected, and this finding does not
33 affect the operation of the remainder of this act in its application to
34 the agencies concerned. Rules adopted under this act must meet federal
35 requirements that are a necessary condition to the receipt of federal
36 funds by the state.

1 NEW SECTION. **Sec. 26.** This act takes effect August 1, 2005.

2 NEW SECTION. **Sec. 27.** Sections 1 through 8, 10, 12 through 19,
3 22, 25, and 26 of this act constitute a new chapter in Title 43 RCW.

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