

2SHB 1910 - H AMD 358

By Representative Ormsby

ADOPTED 03/13/2007

1 On page 3, line 9, after "households" strike all material through
2 "located" on line 13

3 On page 3, line 17, strike "less than" and insert "at or below"

4 On page 3, line 18, after "income" strike ", except as provided in
5 RCW 84.14.040,"

6 On page 3, line 20, after "located" insert ", as reported by the
7 United States department of housing and urban development. For cities
8 located in high-cost areas, "low-income household" means a household
9 that has an income at or below one hundred percent of the median family
10 income adjusted for family size, for the county where the project is
11 located"

12 On page 3, line 22, after "whose" insert "adjusted"

13 On page 3, line 24, after "income" strike ", except as provided in
14 RCW 84.14.040"

15 On page 3, line 25, after "located" insert ", as reported by the
16 United States department of housing and urban development. For cities
17 located in high-cost areas, "moderate-income household" means a
18 household that has an income that is more than one hundred percent, but
19 at or below one hundred fifty percent, of the median family income
20 adjusted for family size, for the county where the project is located"

21 On page 3, line 26, after "where the" strike "fourth" and insert
22 "third"

1 On page 7, line 31, after "procedures" insert "~~(.——These~~
2 ~~guidelines may))"~~

3 On page 7, beginning on line 34, after "housing" strike all
4 material through "also" on page 8, line 9, and insert "either within
5 the project itself or within the jurisdiction that is affordable to
6 both low and moderate-income households, except in the case of projects
7 intended exclusively for owner occupancy, in which case the affordable
8 housing requirement need only require that the project provide for
9 mixed-income housing affordable to moderate-income households. In the
10 development of affordable housing requirements, a city governing
11 authority shall consider a variety of methods to achieve the affordable
12 housing requirements of this section including, but not limited to, the
13 possible method of mandating that a specific percentage of units be
14 made available for specific income level populations, either within the
15 property itself or located elsewhere within the jurisdiction. A city
16 governing authority shall also consider potential components of its
17 affordable housing requirements including, but not limited to:

18 (i) Establishing standards related to the comparative quality,
19 size, location, and other characteristics of any affordable housing
20 units relative to units not designated as affordable; and

21 (ii) Whether an equivalent financial contribution directed towards
22 the production of affordable housing units within the jurisdiction can
23 be made by a property owner in lieu of the physical creation of
24 affordable housing units and, if so, how the amount of that equivalent
25 financial contribution shall be calculated.

26 (6) The governing authority may adopt and implement additional
27 standards and guidelines to be utilized in considering applications and
28 making the determinations required under RCW 84.14.060, which may"

29 On page 8, line 10, strike "~~((+a)) (A)~~" and insert "(a) Additional
30 or more stringent affordable housing requirements than are required
31 under state law;"

32 Reletter the remaining subsections consecutively and correct any
33 internal references accordingly.

34 On page 15, line 25, after "**Sec. 13.**" strike all material through

1 "act." on line 28, and insert "This act is applicable only to
2 applications for tax exemption certificates submitted under this
3 chapter after the effective date of this act, except for those
4 applications approved on or before November 30, 2007."

EFFECT: Removes the requirement that a percentage of units within a tax exempt project be affordable for low and moderate-income households and replaces that requirement with a list of components a city must consider in adopting affordable housing requirements for their multiunit tax exemption program.

Removes the requirement that high-cost areas must have specific income guidelines, which are tied to rental and ownership housing for their affordable housing requirements and instead allows the definitions of low and moderate-income households to be expanded to 100% and 150% respectively for high-cost areas.

Clarifies that city affordable housing requirements must ensure that projects receiving a tax exemption provide for housing affordable to both low and moderate-income households except in the case of exclusively homeownership projects, which need only provide for housing affordable to moderate-income households.

Establishes that city governing authorities may adopt additional requirements for tax exempt properties including more stringent affordable housing requirements.

Changes the quarter of the year to determine whether or not an area is a high-cost area from the fourth quarter to the third quarter to ensure that data is available for January of any subsequent year.

Alters the effective date clause so that the bill does not apply to an application submitted after the bill's effective date if the application is approved before the December 1, 2007, date for implementing local affordable housing requirements.

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