
ENGROSSED HOUSE BILL 1633

State of Washington

64th Legislature

2015 Regular Session

By Representatives Zeiger, Jinkins, Young, Fey, Appleton, Hargrove, Sawyer, Walsh, Stanford, Johnson, Riccelli, Kochmar, Muri, Pollet, Kagi, and Wylie

Read first time 01/23/15. Referred to Committee on Capital Budget.

1 AN ACT Relating to giving preferences to housing trust fund
2 projects that involve collaboration between local school districts
3 and housing authorities or nonprofit housing providers to help
4 children of low-income families succeed in school; amending RCW
5 43.185.070 and 43.185.070; providing an effective date; and providing
6 an expiration date.

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

8 **Sec. 1.** RCW 43.185.070 and 2013 c 145 s 3 are each amended to
9 read as follows:

10 (1) During each calendar year in which funds from the housing
11 trust fund or other legislative appropriations are available for use
12 by the department for the housing assistance program, the department
13 must announce to all known interested parties, and through major
14 media throughout the state, a grant and loan application period of at
15 least ninety days' duration. This announcement must be made as often
16 as the director deems appropriate for proper utilization of
17 resources. The department must then promptly grant as many
18 applications as will utilize available funds less appropriate
19 administrative costs of the department as provided in RCW 43.185.050.

20 (2) In awarding funds under this chapter, the department must:

1 (a) Provide for a geographic distribution on a statewide basis;
2 and

3 (b) Until June 30, 2013, consider the total cost and per-unit
4 cost of each project for which an application is submitted for
5 funding under RCW 43.185.050(2) (a) and (j), as compared to similar
6 housing projects constructed or renovated within the same geographic
7 area.

8 (3) The department, with advice and input from the affordable
9 housing advisory board established in RCW 43.185B.020, or a
10 subcommittee of the affordable housing advisory board, must report
11 recommendations for awarding funds in a cost-effective manner. The
12 report must include an implementation plan, timeline, and any other
13 items the department identifies as important to consider to the
14 legislature by December 1, 2012.

15 (4) The department must give first priority to applications for
16 projects and activities which utilize existing privately owned
17 housing stock including privately owned housing stock purchased by
18 nonprofit public development authorities and public housing
19 authorities as created in chapter 35.82 RCW. As used in this
20 subsection, privately owned housing stock includes housing that is
21 acquired by a federal agency through a default on the mortgage by the
22 private owner. Such projects and activities must be evaluated under
23 subsection (5) of this section. Second priority must be given to
24 activities and projects which utilize existing publicly owned housing
25 stock. All projects and activities must be evaluated by some or all
26 of the criteria under subsection (5) of this section, and similar
27 projects and activities shall be evaluated under the same criteria.

28 (5) The department must give preference for applications based on
29 some or all of the criteria under this subsection, and similar
30 projects and activities must be evaluated under the same criteria:

31 (a) The degree of leveraging of other funds that will occur;

32 (b) The degree of commitment from programs to provide necessary
33 habilitation and support services for projects focusing on special
34 needs populations;

35 (c) Recipient contributions to total project costs, including
36 allied contributions from other sources such as professional, craft
37 and trade services, and lender interest rate subsidies;

38 (d) Local government project contributions in the form of
39 infrastructure improvements, and others;

1 (e) Projects that encourage ownership, management, and other
2 project-related responsibility opportunities;

3 (f) Projects that demonstrate a strong probability of serving the
4 original target group or income level for a period of at least
5 twenty-five years;

6 (g) The applicant has the demonstrated ability, stability and
7 resources to implement the project;

8 (h) Projects which demonstrate serving the greatest need;

9 (i) Projects that provide housing for persons and families with
10 the lowest incomes;

11 (j) Projects serving special needs populations which are under
12 statutory mandate to develop community housing;

13 (k) Project location and access to employment centers in the
14 region or area;

15 (l) Projects that provide employment and training opportunities
16 for disadvantaged youth under a youthbuild or youthbuild-type program
17 as defined in RCW 50.72.020; (~~and~~)

18 (m) Project location and access to available public
19 transportation services; and

20 (n) Projects involving collaborative partnerships between local
21 school districts and either public housing authorities or nonprofit
22 housing providers, that help children of low-income families succeed
23 in school. To receive this preference, the local school district must
24 provide an opportunity for community members to offer input on the
25 proposed project at the first scheduled school board meeting
26 following submission of the grant application to the department.

27 (6) The department may only approve applications for projects for
28 persons with mental illness that are consistent with a regional
29 support network six-year capital and operating plan.

30 **Sec. 2.** RCW 43.185.070 and 2014 c 225 s 62 are each amended to
31 read as follows:

32 (1) During each calendar year in which funds from the housing
33 trust fund or other legislative appropriations are available for use
34 by the department for the housing assistance program, the department
35 must announce to all known interested parties, and through major
36 media throughout the state, a grant and loan application period of at
37 least ninety days' duration. This announcement must be made as often
38 as the director deems appropriate for proper utilization of
39 resources. The department must then promptly grant as many

1 applications as will utilize available funds less appropriate
2 administrative costs of the department as provided in RCW 43.185.050.

3 (2) In awarding funds under this chapter, the department must:

4 (a) Provide for a geographic distribution on a statewide basis;
5 and

6 (b) Until June 30, 2013, consider the total cost and per-unit
7 cost of each project for which an application is submitted for
8 funding under RCW 43.185.050(2) (a) and (j), as compared to similar
9 housing projects constructed or renovated within the same geographic
10 area.

11 (3) The department, with advice and input from the affordable
12 housing advisory board established in RCW 43.185B.020, or a
13 subcommittee of the affordable housing advisory board, must report
14 recommendations for awarding funds in a cost-effective manner. The
15 report must include an implementation plan, timeline, and any other
16 items the department identifies as important to consider to the
17 legislature by December 1, 2012.

18 (4) The department must give first priority to applications for
19 projects and activities which utilize existing privately owned
20 housing stock including privately owned housing stock purchased by
21 nonprofit public development authorities and public housing
22 authorities as created in chapter 35.82 RCW. As used in this
23 subsection, privately owned housing stock includes housing that is
24 acquired by a federal agency through a default on the mortgage by the
25 private owner. Such projects and activities must be evaluated under
26 subsection (5) of this section. Second priority must be given to
27 activities and projects which utilize existing publicly owned housing
28 stock. All projects and activities must be evaluated by some or all
29 of the criteria under subsection (5) of this section, and similar
30 projects and activities shall be evaluated under the same criteria.

31 (5) The department must give preference for applications based on
32 some or all of the criteria under this subsection, and similar
33 projects and activities must be evaluated under the same criteria:

34 (a) The degree of leveraging of other funds that will occur;

35 (b) The degree of commitment from programs to provide necessary
36 habilitation and support services for projects focusing on special
37 needs populations;

38 (c) Recipient contributions to total project costs, including
39 allied contributions from other sources such as professional, craft
40 and trade services, and lender interest rate subsidies;

1 (d) Local government project contributions in the form of
2 infrastructure improvements, and others;

3 (e) Projects that encourage ownership, management, and other
4 project-related responsibility opportunities;

5 (f) Projects that demonstrate a strong probability of serving the
6 original target group or income level for a period of at least
7 twenty-five years;

8 (g) The applicant has the demonstrated ability, stability and
9 resources to implement the project;

10 (h) Projects which demonstrate serving the greatest need;

11 (i) Projects that provide housing for persons and families with
12 the lowest incomes;

13 (j) Projects serving special needs populations which are under
14 statutory mandate to develop community housing;

15 (k) Project location and access to employment centers in the
16 region or area;

17 (l) Projects that provide employment and training opportunities
18 for disadvantaged youth under a youthbuild or youthbuild-type program
19 as defined in RCW 50.72.020; (~~and~~)

20 (m) Project location and access to available public
21 transportation services; and

22 (n) Projects involving collaborative partnerships between local
23 school districts and either public housing authorities or nonprofit
24 housing providers, that help children of low-income families succeed
25 in school. To receive this preference, the local school district must
26 provide an opportunity for community members to offer input on the
27 proposed project at the first scheduled school board meeting
28 following submission of the grant application to the department.

29 (6) The department may only approve applications for projects for
30 persons with mental illness that are consistent with a behavioral
31 health organization six-year capital and operating plan.

32 NEW SECTION. Sec. 3. Section 1 of this act expires April 1,
33 2016.

34 NEW SECTION. Sec. 4. Section 2 of this act takes effect April
35 1, 2016.

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